

SPRING 2019

Wiregrass

a magazine for people who value land

LAND & LIVING

SOUTH GEORGIA'S PLANTATION LIFESTYLE

*The birds bring you here;
Southern hospitality keeps
you coming back.*

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23



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APR

13



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APR

25-27



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For more information: 229.228.7977

Wiregrass

LAND & LIVING

is published quarterly for stockholders,
directors and friends of Southwest Georgia Farm Credit.

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NOT ON OUR MAILING LIST?

Email us at LandFinancing@SWGAFarmCredit.com and we'll add you to our list.



COVER: Woodie Warr at Brentwood Plantation enjoys a rare moment of repose at the hunting lodge he owns and manages in Bainbridge.

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Hunting lodges hold the keys to our quail country

By Julie Strauss Bettinger



THE BIRDS MAY BRING VISITORS HERE, BUT GREAT FOOD, LODGING AND FRIENDLY FOLKS KEEP THEM COMING BACK

It's before nine o'clock on a Sunday morning in January and eight friends from California to Connecticut are winding down conversation at the breakfast table. Their plates offer remnants of southern hospitality—eggs, sausage and grits—but they're anxious to get to the next course. Soon they'll be traipsing through thick brush behind two fast-moving dogs and awaiting the moment of statue stillness.

"Guns ready?" It's quail season in the bobwhite belt.

Thanks to a wide range of commercial hunting lodges, people of all ages and origins are able to experience the thrill of wingshooting in Southwest Georgia. "It's really the only tourism money that makes it down to this part of the country," said Robin Singletary, owner of Covey Rise in Camilla. Huge investments by men and women who are passionate about the sport have helped keep well-managed timber tracts intact and stocked with birds, preserving a tradition in the region that dates back to the late 1800s.

Most of this area's hunting plantations specialize in small groups—say 14 or less. But a few have accommodations that can house up to 60 guests in several cabins or lodges and one offers 40 private rooms under one roof.

Visitors who return year after year will tell you their favorite aspects of commercial lodges: the thrill of watching the dogs work, getting to try out some new gear, and the camaraderie they enjoy with the guides and their group. However, it's our bobwhites that get them here.

—continued—

LEFT: The majority of hunters at Brentwood are happy to use custom jeeps as transportation between quail courses, or they can ride horseback if they prefer.

RIGHT: Carson Ulrich, second from left, lives only an hour from the quail belt and often joins friends and meets new ones at area quail plantations.





FREQUENT FLYER

Thirty-four-year-old Carson Ulrich had recently finished his third quail hunt of the season at commercial locations when we caught up with him in January. He's one of the lucky ones who lives less than an hour from the quail belt and has overnights at SouthWind in Attapulgus—the 2017 Orvis Wing-Shooting Lodge of the Year—and more recently Southern Woods in Sylvester. He's also taken advantage of no-lodging options in years past.

"It depends on what you're wanting to do," he said. "Sometimes it's nice just to go up there, meet, shoot birds and go home." He also likes the split schedule, which he did in December at Southern Woods. He arrived late morning, relaxed and met the others for lunch. Just before 2:00 pm he was given a number. When he walked outside, he saw a long line of custom designed jeeps each pulling a buggy with bench seats on top and dog boxes below.

Hunters climbed aboard the jeep that matched their number. Although it seemed like a lot of people, Ulrich was pleasantly surprised to find it wasn't crowded in the woods with his group of four. "We hunted all afternoon and didn't see any other people," he said. "We heard gun shots, but that's all. I thought we were going to be all over each other."

“A lot of business relationships are made right here...

—Benjie Deloach, Owner-Southern Woods

When they returned to the lodge, a range of choices awaited them. Southern Woods has a fully-stocked bar for gathering and a common area with pool tables, televisions and comfortable couches. "You walk in the door and there's \$1 million worth of taxidermy on the wall," he said. The big game included a full-size elephant head over the fireplace and freestanding giraffes by the door. After dinner, some stayed for more drinks and socializing while others retired to their private rooms.

The next day, the morning shoot followed breakfast. All the parties returned at lunchtime, packed up, and collected their vacuum sealed, frozen birds. Ulrich was home by 3 pm.

Although he often goes hunting with friends, Ulrich said he enjoys meeting the other hunters in that setting. "It's easy conversation because they're usually interested in the same things: hunting and the outdoors." Recently he met a man from South Dakota who came to the region to shoot quail. "I told him it was only a 45 minute trip for me. You don't think about how blessed you are until somebody brings it up."

Jacksonville has been a big drive origin market for Southern Woods as well as Atlanta, said owner Benjie Deloach. "But we really get people from all over the country." Texas is a big market for him and other area lodges. He said guests will fly private aircraft into Moultrie or Sylvester or fly commercial to Albany. "People come here and meet other people. A lot of business relationships are made right here, it's kind of unique."

IT CAN BE YOURS

Woodie Warr said he hosts only one group at a time at Brentwood Plantation in Bainbridge. "When you're here, it's your place," he said. Warr, who owns the plantation with his wife, Cile, said most of their groups are about six to eight, but they can accommodate up to 13.



“When you’re here,
it’s your place.

—Woodie Warr, Owner-Brentwood Plantation

The majority are happy to use jeeps as transportation between quail courses, and he offers horseback riding if the group prefers it.

Brentwood consists of about 1,600 acres, but they have access to about 3,500 for hunts. The lodging facilities are located on a 60-acre pond.

About half of Warr’s guests are entertaining their clients. The other are wealthy individuals who just want to hunt. He has about a 90 percent retention rate—people booking the same date the following year while they’re on site. He considers them friends and treats them like family. “Some of the best people I know now are people I met in this business,” he said.

Warr used to receive invitations to visit hunting lodges when he worked for Georgia Pacific. “I grew up with the [hunting] dogs and always had it in the back of my mind,” to own a quail preserve. He was looking for a way to become a guide himself and opened Brentwood in 2005. He built it in stages, beginning with a small house and adding on, including an old log house that was given to him. He’s proud of the fact that the main home doesn’t have one square foot of sheetrock. “It’s a very authentic lodge,” he said.

Like most of the hunting lodges in southwest Georgia, Brentwood was severely affected by Hurricane Michael, but they managed to pull things together before the season was in full swing. Warr said he had been working on a tract of about 190 acres for two years getting it just right for a quail habitat. “It was going to be beautiful this year [2019], but the storm just laid it all down.”

A REMNANT OF TIMES PAST

Jackie Coe had just returned from back-to-back trade shows when we connected with her earlier in the year. She and her husband Doug Coe, owners of Pine Hill Plantation in Donalsonville, had attended the Safari Club International convention in Reno, Nevada and then the Dallas Safari Club convention and sporting expo. When she meets new people on her travels and they ask where Pine Hill is located, her favorite answer is: “The quail belt.” She always keeps a map handy to show them how to find Georgia’s plantation region.

Pine Hill’s commercial hunting plantation started in Colquitt at a family farm. Coe’s husband Doug became one of their largest customers. He traveled from their home in Atlanta to hunt the “authentic” way on mule-drawn wagons, then bought the plantation in 2003. He started running it full time in 2008.

“Three things set us apart,” said Jackie Coe. “A private lodge—it’s just your group—having your own personal chef and hunting by horseback and wagon.”

Continuing to use horses and mule-drawn wagons for transportation isn’t just for nostalgia, the Coes said. It allows them to move quickly—faster than on foot—over longer distances from covey to covey. A single hunt party will cover 250 to 300 acres each hunt day.

—continued—

ABOVE LEFT: Benjie Deloach with Southern Woods in Sylvester built his lodge in 1995. It has forty bedrooms, each with a private bath, so he can accommodate larger groups. They have access to about 3,500 acres of quail woods. Photo: Southern Woods

ABOVE RIGHT: Pine Hill Plantation in Donalsonville is unique in its offering of horseback and mule-drawn hunting wagons (hacks) as the preferred transportation between coveys. Pine Hill earned the coveted Orvis endorsement and has been included in Garden & Gun magazine’s “Best of the Sporting South” for bobwhite quail. Photo: Pine Hill Plantation

“Three things set us apart...private lodge... personal chef and hunting by horseback and wagon.

—Jackie Coe, Owner-Pine Hill Plantation

Their plantation staff manages 6,000 acres of quail habitat, including leased land, along with four lakefront lodges to accommodate guests. They have seven hunting wagons, seven pair of matching mules, 28 horses, and 78 pointers and retrievers. Todd Howard has managed the operation for more than 12 years and the Coes' son Steven is assistant manager.

Like SouthWind, Pine Hill is Orvis endorsed and was Orvis Lodge of the Year in 2013. They are also Beretta Trident certified and received the Sporting Classic award of excellence in 2015. They've also been included in Garden & Gun magazine's "Best of the Sporting South" for bobwhite quail.

Jackie Coe said Pine Hill has a range of clients—many of them corporate types. The same way some people do business on the golf course, their clients do on the hack. They also host friends who get together annually, couples that hunt together and even families with kids during quail season.

“The rest are people who have this on their bucket list,” she said. “They tell us, ‘I just always wanted to do a quail hunt by horseback and mule drawn wagon.’” The majority of their guests are return clients, though. “Repeat business is our business.”

GROWING COVEYS

Several of the hunting lodges we spoke to said they don't even need to advertise because their calendars stay booked with repeat business. “Our customers take care of the advertising for us,” said Robin Singletary at Covey Rise. “It's easier just to make them happy.” And he's managed to do that for about 35 years.

It all started when he was quail hunting with a friend, Murray Campbell, who was farming at the time. Singletary was employed by Cargill. He told Campbell, “It sure is a shame we can't make a living doing this.”

Singletary finally quit his job and started farming; on the side they started Covey Rise. “It was three bird dogs and a pickup truck,” he said. The second year they had a lodge. The two were partners in the business until 2001; Campbell took the farming equipment, Singletary took the hunting equipment and they're still best friends. Singletary's son Brian has since joined him in the business. “We're pretty much down here 24/7, November through the end of March,” he said.

Covey Rise can accommodate up to 16, but most groups are 12 to 14. And they don't mix guests, as Singletary's clients tend to prefer that exclusivity. “And it's easier for us to look after them,” he said. About half are corporate groups—chemical, heavy equipment, building supply, seed dealers—and half are friends. For example, he has a group of dentists who went to school together who meet at Covey Rise annually.

Singletary owns 750 acres on the Flint River and leases another 2,000 for quail that are within a six-mile drive. Covey Rise has a deck on the river and Singletary sends a truck down to the Gulf to pick up oysters for roasting. “When people call, they don't ask if I'm still here, they want to know ‘Are there gonna be oysters?’” He likes to tell guests about how the Flint River helps makes those oysters. It joins the Chattahoochee to create the Apalachicola River, which flows down Florida's panhandle and into the Gulf of Mexico at the Apalachicola Bay. “It adds to the story,” he said.

DREAMS FULFILLED

Just before lunch in the field that Sunday in January, Steven Coe was guiding two guns through a patch of young pines when pointers Blue and Betty signaled a find. Seconds later, there was a surge of bobwhites—wings beating frantically as they rose from the cover below. A huntsman from California aimed left, fired once and a bird fell. He shot again; more Georgia snow. He paused for a moment and a friend shouted from behind, “John got a pair!”

The shooter lowered his gun and turned to reveal a big grin, then looked toward the sky and shouted victoriously, “Take me now, Lord!” Another happy visitor to southwest Georgia's “quail belt.”

“Our customers take care of the advertising for us.

—Robin Singletary, Owner-Covey Rise

TOP LEFT: Living quarters in Pine Hill Manor set the stage for the “vintage Georgia quail hunting” experience. Photo: Pine Hill Plantation

TOP RIGHT: Most huntsmen will tell you: commercial quail plantations aren't just about the birds. They're really about the experience: the people, seeing the dogs work, and the cool gear. Oh, yes, and the food, as this group at Brentwood is about to experience.

CENTER: Southwind Plantation in Attapulugus, Orvis-Endorsed Wingshooting Lodge of the Year in 2017, offers six state-of-the-art lodges, a 20-acre stocked pond, and five-thousand acres of wiregrass and longleaf pine. Photo: Southwind Plantation

BOTTOM LEFT: Covey Rise Plantation in Camilla started as “three bird dogs and a pickup truck” about 35 years ago. Owner Robin Singletary said groups of about 12 to 14 continue to come to their Flint Riverfront lodge annually.

BOTTOM RIGHT: Southern Woods offers a backdrop rich in conversation starters. Said huntsman Carson Ulrich: “You walk in the door and there's \$1 million worth of taxidermy on the wall.” Photo: Southern Woods





THE RED HILLS REGION'S Quail Economy

By Neil Fleckenstein, AICP

The Red Hills region of southwest Georgia and north Florida is one of America's most distinctive landscapes. Nestled between the Ochlockonee and Aucilla Rivers and the historic main street town of Thomasville, Georgia, and Florida's state capital and vibrant university town of Tallahassee, the region's gently rolling red clay hills are ablaze with wildflowers and native grasses, covered with evergreen pine forests and hardwood hammocks, all teeming with wildlife. Enjoying a bike ride along some of the 300 miles of red clay roads in the Red Hills, you'd never suspect that beneath lies an underground reservoir of fresh drinking water that serves tens of millions of Florida, Georgia, and Alabama residents.

Much of this landscape has retained its natural beauty and distinctive sense of place thanks to the large landowners' twin passions for bobwhite quail hunting and land conservation. Home to more than 135 quail hunting properties, the greater Red Hills spans over 436,000 acres, with more than half held as contiguous quail hunting lands. As of January 2019, approximately 175,000 acres of ecologically rich hunting lands in the Red Hills were permanently protected through conservation easements and other measures.

While the ecological value of the Red Hills is widely known, the economic impact of Red Hills quail hunting has only recently been documented. Working collaboratively with Red Hills quail landowners and the Center for Economic Forecasting and Analysis (CEFA) at Florida State University, Tall Timbers has completed its second analysis of the economic impact of Red Hills quail hunting lands. Tall Timbers surveyed the owners of approximately 407,000 acres of quail hunting lands and received detailed responses from the owners of more than three-quarters of this irreplaceable landscape.

According to CEFA, the total economic impact generated by Red Hills quail lands was \$194.1 million in 2017. This includes direct economic impact from operating, capital improvement, and discretionary spending associated with Red Hills quail lands. It also includes indirect and induced economic impact in the many businesses connected to the quail economy. The total economic impact of Red Hills quail lands in 2017 reflects an increase of 32 percent from Tall Timbers' 2012 study of these working lands.

Red Hills quail lands create or support 1,725 jobs, an increase of 21.6 percent compared to Tall Timbers' 2012 study. This includes slightly more than 1,000 direct jobs associated with and dependent upon quail properties. An additional 700 jobs are indirectly related to the economic impact created by Red Hills working lands. These include jobs within the region that supply goods and services to Red Hills hunting properties. The total labor income generated by these 1,725 jobs is an estimated \$83.9 million, an increase of more than 63 percent since 2012.

Quail hunting plays an important role in the economies of all Red Hills communities but none more so than Thomas County. In 2017, quail hunting was responsible for an estimated \$92.5 million in economic impact, nearly 800 jobs, and \$41 million in labor income in Thomas County. Visitors flock to Thomasville during the fall and winter hunting season—a time when the tarmac at Thomasville's regional airport overflows with planes from throughout the South and points farther afield. Airport officials estimate that approximately 95 percent of the 1,700 flights and 6,700 passengers arriving during the months of quail season is related to hunting.



Red Hills quail hunting lands are truly a vital asset to the region's local economies. At the same time, these properties provide bountiful supplies of drinking water, protect the quality of our water supply, and provide habitat for 33 state- and 15 federally listed wildlife species. As they have done for over a century, they continue to sustain a distinctive sense of place cherished by lifelong Red Hills residents and newcomers alike. Tall Timbers believes that working collaboratively with landowners, policy makers, and the business community is essential in order to sustain these vital economic and ecological benefits of the Red Hills region for generations to come.

Neil Fleckenstein, AICP, is the Planning Coordinator at Tall Timbers. The Economic Impact of the Red Hills Region's Quail Hunting Lands is available at talltimbers.org.

>> ONLINE RESOURCES: talltimbers.org

ABOVE: The quail economy is booming in southwest Georgia. Photo: Bill McDavid / Hall and Hall

RIGHT: Dr. George Simmons provides veterinary care to approximately 35 Red Hills hunting properties in six counties. Photo: Adam Cohen



Dialogue with the Graduates: PLANNING FOR SUCCESS

By Dr. David M. Kohl

One of the pleasures of my academic career has been working with Farm Credit University's Ag Biz Planner Program designed for young and beginning agriculture producers. Over 1,000 participants have completed the business and financial management classes consisting of 10 online courses. Recently, we talked via videoconference with two graduates of the program, who discussed how they have applied this education to their agriculture businesses and the subsequent benefits. We've pulled out some highlights from the conversation to demonstrate the value of planning for success. Benefits they gained include:

Financial insight

A major benefit of the program for these graduates was gaining insight on finance, whether the knowledge was applied to their business or while working with their lender. They both chuckled and agreed that farming was more fun when the business generated positive cash flow. They both benefitted from:

- Developing projected cash flows and monitoring the results.
- Taking the principles and concepts stored in their heads and applying them on paper.
- Using spreadsheets with different price, cost and production scenarios.
- Having a record of the expected timing of revenues, expenses, debt service and operating loan needs, which was invaluable when navigating the current business environment where there is a surprise around every corner.

Structured record-keeping

Another benefit of the program was a more structured approach to record-keeping. Writing down records such as yields, weight gain, cost, and production during hectic times allows this information to be entered into electronic records at a later date. These records can be used to track performance over time and assist in developing projections and assumptions for the future. The records also were used to pinpoint mistakes, such as lost production, missed marketing opportunities or expense overruns.

Improved communications

A huge benefit of the educational program was that it improved overall communication. Workbook application exercises required the graduates to ask critical questions and have crucial conversations in areas such as finance, marketing and transition management. Improved communication with spouses concerning finance and the direction of the business was an additional direct benefit. As a result of the program, they also had increased communication with their lenders, suppliers and advisory teams. Understanding business financials and operations created a side-by-side trust factor, allowing them to work through growth

opportunities and decide when to cease operations of an unprofitable enterprise of the business.

Strategies for improvement

The graduates enjoyed the ability to benchmark their business performance to other similar agribusinesses. This allowed them to focus on their strengths and develop strategies for improvements. Another useful strategy they learned was to build cash reserves in profitable years to provide room for error during growth or when financial hiccups occur.

Building a network

Perhaps one of the most significant benefits for these participants was the ability to network with other young farmers, often outside their specific industry segments. They were able to network both online and at special face-to-face meetings. These relationships have lasted many years after graduation. As one graduate said, "In these difficult and challenging times, it was nice to be able to reach out to others who are facing similar issues."

Recently, a speaker at an agriculture conference said: "A business mindset and high business IQ will drive bottom line profits in the future." These two graduates learned that firsthand from the Ag Biz Planner program.

If you're thinking of enrolling in this program, keep these tips in mind for success:

- Set aside time and resources to follow through on assignments so you can receive optimum benefits from the program.
- The results are better if you do not wait until the last minute to complete assignments for your business.
- Apply the program materials in your business operations to find blind spots.
- Take advantage of the program's collaborative spirit. Having another set of eyes on your business plan provides a mechanism for prioritizing opportunities.

Ag Biz Planner takes time and commitment, but the peace of mind more detailed planning can bring is invaluable for your business.

AgBiz Planner is a college-level course to help prepare young, beginning, small and minority farmers with management and business planning skills. The course is on-demand, and you can enroll at any time.

Contact us at info@swgafarmcredit.com and we'll help you get started.

Rise & Shine!

IT'S PATRONAGE TIME

**\$5 MILLION
CASH DISTRIBUTION**

Based on the Association's
2018 profits

Since 1991, the Association has distributed more than \$126 million in member dividends.

Borrowers have the distinct advantage of local control of their lending institution and sharing in the profits of the Association. Our mission is to deliver safe, sound, reliable credit to the rural communities we serve. This distribution is yet another example of our commitment to those who live, work, and play in southwest Georgia.

New customers incur cost of one time stock purchase. Member Dividend distributions are at the discretion of the Board of Directors.





SUPPORTING LOCAL FARMERS' MARKETS



Southwest Georgia Farm Credit is now accepting applications for its Fresh from the Farm Program. This program provides a partnership with local Farmers' Markets by promoting and supporting farmers who own/operate produce stands that sell locally grown products.

"These grants provide an opportunity for local producers who manage or own a roadside stand or market to promote their businesses and expand their reach," said Brian Wilson, Chief Relationship Manager at Southwest Georgia Farm Credit.

Southwest Georgia Farm Credit began the Fresh from the Farm Mini-Grant program seven years ago as a way to provide cash for marketing and promotions to road side u-picks and farmers' markets. "The Fresh from the Farm program is an opportunity for us to collaborate with those farmers who sell locally grown produce in their communities," Wilson said. Through an application process, the association picks 10 qualifying producers each year and donates \$500 to each, mostly for marketing and promotional purposes.

APPLICATIONS AVAILABLE

ONLINE swgafarmcredit.com/conferences-and-grants/

EMAIL KForeman@SWGAFarmCredit.com

PHONE Kathy Foreman 229.493.0918

SUBMIT COMPLETED APPLICATIONS BY APRIL 12, 2019

MAIL Southwest Georgia Farm Credit
Attention: Fresh from the Farm
305 Colquitt Highway, Bainbridge, GA 39817

EMAIL KForeman@SWGAFarmCredit.com

FAX 888.834.9128

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ASSOCIATION NEWS



Kim D. Rentz



Robert L. Holden, Sr.

Rentz, Holden Re-elected to Board of Directors

Southwest Georgia Farm Credit held its Annual Stockholders' Meeting February 19 at the Bindery at Oakland in Leesburg. Nearly 225 members and guests attended. Members of the agricultural lending cooperative voted for two Board of Director positions, re-electing Kim D. Rentz and Robert L. Holden, Sr. Members also elected the 2020 Nominating Committee: Hope Almon, Steven L. Brock, Sammy Perkins, Fred V. Bostick and Jerry L. Timmons.

The annual meeting provides an opportunity for members to review the Association's financial performance, as well as learn about the upcoming year's business plan objectives.

Other members of the Board include John M. Bridges, Jeffrey Clark, James H. Dixon, Rex LaDon Durham, Tom Harrison, and Edward D. Milliron.

Free Seminar for Ag Producers!

RISK MANAGEMENT TOOLS FOR AGRICULTURAL PRODUCERS

FRIDAY, JULY 19 | 9 A.M. TO 3:30 P.M.
HILTON GARDEN INN, ALBANY

This course is designed for producers who want to learn more about:

- o Financial Management
- o Crop Insurance
- o Marketing Contracts
- o Farm Financial Benchmarking
- o Whole Farm Revenue Protection
- o Other Emerging Risk Management Tools

Learn how to identify and respond to risk in:

- o Production
- o Financial
- o Human Resources
- o Marketing
- o Legal

KEYNOTE SPEAKER: Van McCall, Ag Educator

DEADLINE: July 1, 2019
TO REGISTER: Email Patricia McGill, Ph.D.
pbwmcgill@theccedunited.org
INFORMATION: 850.294.4994

This is a program of The Corporation for Community and Economic Development United, Inc. Sponsored by Southwest Georgia Farm Credit.

MARKET TRENDS

FOURTH QUARTER 2018 LAND SALES
For Sales Greater than 50 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE
Baker	56.00	\$ 360,000	\$ 6,429
Chattahoochee	300.00	\$ 375,000	\$ 1,250
Decatur	55.59	\$ 480,000	\$ 8,635
	50.00	\$ 75,000	\$ 1,500
	85.00	\$ 235,000	\$ 2,765
	139.14	\$ 271,000	\$ 1,948
	117.05	\$ 670,000	\$ 5,724
Dougherty	116.03	\$ 322,000	\$ 2,775
Early	95.64	\$ 210,000	\$ 2,196
	142.22	\$ 193,000	\$ 1,357
	125.00	\$ 300,000	\$ 2,400
	447.24	\$ 2,055,000	\$ 4,595
Grady	131.31	\$ 341,000	\$ 2,597
	88.10	\$ 200,000	\$ 2,270
	78.95	\$ 110,000	\$ 1,393
	147.15	\$ 202,000	\$ 1,373
	61.51	\$ 153,000	\$ 2,487
	73.16	\$ 173,000	\$ 2,365
Lee	243.68	\$ 885,000	\$ 3,632
	385.34	\$ 1,734,000	\$ 4,500
Marion	565.30	\$ 1,600,000	\$ 2,830
	325.75	\$ 624,000	\$ 1,916
	69.00	\$ 138,000	\$ 2,000
	396.21	\$ 850,000	\$ 2,145
Mitchell	73.45	\$ 150,000	\$ 2,042
	567.72	\$ 1,249,000	\$ 2,200
	68.28	\$ 120,000	\$ 1,757
Randolph	262.61	\$ 1,193,000	\$ 4,543
	50.00	\$ 170,000	\$ 3,400
	194.09	\$ 1,106,000	\$ 5,698
Schley	99.74	\$ 170,000	\$ 1,704
Seminole	142.00	\$ 378,000	\$ 2,662
Stewart	55.00	\$ 260,000	\$ 4,727
	337.65	\$ 625,000	\$ 1,851
Sumter	120.84	\$ 260,000	\$ 2,152
	217.02	\$ 456,000	\$ 2,101
	112.07	\$ 320,000	\$ 2,855
	120.84	\$ 260,000	\$ 2,152
	133.37	\$ 369,000	\$ 2,767
	64.71	\$ 115,000	\$ 1,777
	72.00	\$ 180,000	\$ 2,500
Terrell	106.50	\$ 257,000	\$ 2,413
	348.81	\$ 1,220,000	\$ 3,498
	453.63	\$ 945,000	\$ 2,083
	114.49	\$ 132,000	\$ 1,153
	220.93	\$ 279,000	\$ 1,263
Thomas	290.84	\$ 1,308,000	\$ 4,497
	115.00	\$ 228,000	\$ 1,983
Webster	89.57	\$ 275,000	\$ 3,070

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period October 1, 2018 through December 31, 2018, for sales of 50 acres or greater that were available through a public records search. Commercially-zoned land/properties, as well as transactions deemed not to be arms-length, are not included in this summary.

BAKER CO - GA

212+/- acres

\$571,340



ELMODEL HWY
ELMODEL, GA / BAKER CO.

Mature pine and hardwood, fire maintained gem in the heart of quail country. First time available since 1968. South neighbor is Elmodel WMA, an archery only. WMA also offering dove hunts, bird dog training, and miles and miles of Ichawaynochaway and Chickasawhatchee frontage.

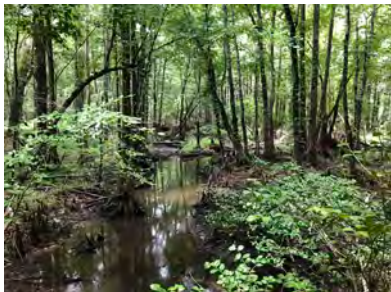
MATRE FORESTRY CONSULTING, INC.
matreforestry.com

MICHAEL MATRE
229-639-4973 / mike@matreforestry.com

BLECKLEY CO - GA

484 +/- acres

\$1,750 per acre



JOHN BENSON ROAD
COCHRAN, GA / BLECKLEY CO.

Road frontage on 3 paved roads. Great area for hunting deer, turkey and duck. Property also offers productive cropland, woodland, cypress swamp, pond, and 10-year natural regeneration.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

JOE MEADOWS
478-218-2600 / joemeadowsjr@robbinsfree.com

BROOKS CO - GA

7 +/- acres

\$30,000



GROOVERVILLE ROAD
QUITMAN, GA / BROOKS CO.

Whether you want to have your very own private hunting location to take your camper or if you want to build, having power and a septic tank already onsite broadens your possibilities. If you hunt deer, turkey, or both, this property is perfect for you, with over 7 acres.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

ANGIE VINSON
229-226-3911 / angie@31792.com

Explore more of the area's best property listings online:

SEARCH BY **TYPE** & **SIZE** & **COUNTY**

SWGAFarmCredit.com

40 +/- acres

\$499,000



9626 HODGES ROAD
PAVO, GA / BROOKS CO.
4 BR / 2.5 BA / 3,179 SQ FT

Traditional plantation style home nestled on 40 quiet acres offers plenty of space for a growing family. Main level has 3 BR / 2.5 BA, den with built-ins and wet bar, sunroom, large eat-in kitchen, formal dining room and oversized bonus room. Enjoy peaceful, wooded views.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

THE CLOSERS
229-226-3911 / info@thecloserssteam.com

75 +/- acres

\$279,000



HOWARD ROAD
BARWICK, GA / BROOKS CO.

Very unique acreage just outside Barwick, GA. Geologically interesting where "Devil's Hopper" awaits the spelunker. Great hunting. Plenty of space for building a secluded hide-away.

ROSE CITY REALTY, INC.
rosecityrealty.com

AMY PARKER
229-225-9225 / ahpkr@hotmail.com

420 +/- acres

\$1,500,000



BADEN ROAD
QUITMAN, GA / BROOKS CO.
4 BR / 2 BA / 3,500 SQ FT

Believed to be one of the earliest homes in Brooks County, the fully restored plantation house is the centerpiece of this beautiful south Georgia farm.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

1,686 +/- acres

\$9,600,000



5287 HAMLIN ROAD
QUITMAN, GA / BROOKS CO.
5 BR / 7,836 SQ FT

Aptly named after the Indian words for "land" and "beautiful," Terra Chula is an exquisite hunting plantation with classic bobwhite quail habitat alongside deer, turkey, dove and more. A newly constructed residence and lodge are both beautiful, with exceptional attention to detail.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

BROOKS CO - GA

234 +/- acres

\$699,900



MOULTRIE HWY
QUITMAN, GA / BROOKS CO.

Looking for one of those special places that only comes along once in a lifetime? Look no further! This property has it all. Abundant with huge whitetail deer, turkey, wild hogs, waterfowl, and small game. All along the famous Opilaco Creek and 20 minutes from I-75.

WHITETAIL PROPERTIES REAL ESTATE
whitetailproperties.com

DALE BURLEY
770-598-1768 / dale.burley@whitetailproperties.com

CALHOUN CO - GA

955 +/- acres

\$3,200,000



BLUFFTON HWY
BLAKELY, GA / CALHOUN CO.

Income producing farm in Calhoun and Clay counties. Farm has a strong history of yields along with good soils. Improvements include 12 pivots, 2 wells. Please call today for showing.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043 / matt@brealthomasville.com

1,444 +/- acres

\$3,538,780



STATE HWY 37
LEARY, GA / CALHOUN CO.

Keel Creek is in the midst of Albany's famed plantation belt and a solid investment opportunity. A majority of the timber is merchantable with outstanding timber volumes. Property's overall diversity creates excellent wildlife habitat for deer, turkey and quail.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

CLAY CO - GA

1,618 +/- acres

\$3,195,550



MILL POND ROAD
FORT GAINES, GA / CLAY CO.

The farm offers a diverse combination of income producing agricultural farmland, extensively managed merchantable pine plantations, habitat diversity and recreational opportunities.

AMERICAN FOREST MANAGEMENT, INC
americanforestmanagement.com

NATHAN GREER
478-232-9241 / Nathan.Greer@afmforest.com

276 +/- acres

\$469,200



HWY 39 NORTH
FORT GAINES, GA / CLAY CO.

Prime soils and prime hunting should place this property on every long term investor's list of must see properties. 147 acres of prime statewide important soils that could produce crops or be easily converted to high yield pine plantation. 5 ponds, one mile from the boat landing and golf course.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

COLQUITT CO - GA

1,459 +/- acres

\$4,655,000



905 JR SUBER ROAD
NORMAN PARK, GA / COLQUITT CO.
3 BR / 2 BA

Peacock Plantation boasts a classic quail woods aesthetic, with established mature stands of longleaf pine and native grasses. Warrior Creek flows for over 2.5 miles and provides superior whitetail genetics, while established hardwoods create an excellent wildlife habitat.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

CRISP CO - GA

26 +/- acres

\$449,000



145 VALHALLA ROAD
CORDELE, GA / CRISP CO.
5 BR / 3.5 BA / 4,040 SQ FT

Updated master bath with copper soaking tub, oversized tile shower, brick flooring and custom barn wood double vanity. Family room with stain glass, built-ins and stone fireplace. Updated kitchen, salt water pool, fountain, pergola, deck and hot tub. Includes horse facilities. MLS# R903209A.

CENTURY 21 AMERICUS REALTY, INC.
americusareamls.com

MARY KATHRYN DAVIS
229-924-2903 / marykathryndavis@yahoo.com

9 +/- acres

\$330,000



163 BACK OF THE MOON
BRINSON, GA / DECATUR CO.

4 BR / 4 BA / 2,519 SQ FT

Office, garage and detached guest house. A stones throw to multiple boat landings. It's not easy to find quality constructed homes like this custom built home close to miles of trails for horses.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

101 +/- acres

\$325,000



OAK ROAD AND STATE HWY 97
CHATTAHOOCHEE, GA / DECATUR CO.

Property has been managed in the past as a timber investment. Mature timber. Good population of game. Southwest Decatur County near the Florida border. Two small creeks with good pond site. Large landowners are neighboring. There is not another tract in this market area with this much timber.

CHARLES ROZIER AND ASSOCIATES REALTY
rozierrealty.com

PERRY CLEMENTS, III
229-246-4509 / pclements@rozierandassociates.com

182 +/- acres

\$546,900



LAKE DOUGLAS ROAD
BAINBRIDGE, GA / DECATUR CO.

This is a great tract of land that is priced to sell! This tract, located on Whittaker Road, would be a perfect homesite, hunting retreat, development for homes or cleared for farmland. For more details or to schedule a tour, contact Gina today!

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127 / gmckenzie@cbbrockrealty.com

8 +/- acres

\$599,000



3103 THOMASVILLE ROAD
BAINBRIDGE, GA / DECATUR CO.

This farm was certified organic and specialized in cucumbers, vegetable sales and retail farmer's market. Includes 2 (60x90) automated hydroponic computerized greenhouses(2014) along with irrigated 3-acre field and Tyson Steel building with walk-in cooler. This farm is first-rate and ready to grow!

ERA SIMPSON REALTY
marlaames.com

MARLA AMES
229-243-9200 / marlasames@gmail.com

29 +/- acres

Call for price



HORSESHOE BEND ROAD
BAINBRIDGE, GA / DECATUR CO.

Located south of Bainbridge, this tract has lots of pines and some hardwood. Loaded with deer and turkey. Hunting, fishing, trail riding and a short drive to Bainbridge Country Club. Just over a mile to a public boat ramp. Beautiful combination of woods, cleared areas, trails and more.

KETCHAM REALTY GROUP
ketchamrealty.com

TOM HENDERSON
850-681-0600 / tom@ketchamrealty.com

44 +/- acres

\$107,800



COOTER BOUIE ROAD
BAINBRIDGE, GA / DECATUR CO.

This field is ready to be put to work. Cross hatch it for quail hunting, plow and plant it for dove hunting, or plant it in crops or pines. It's ready.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

110 +/- acres

\$695,000



WAUTAUGA ROAD
ATTAPULGUS, GA / DECATUR CO.
2,400 SQ FT

The Bryant Tract consists of 110+/- acres with a home and out-buildings. The tract features gently rolling topography with planted pines, hardwoods, a pond, and the well-defined Attapulcus Creek. The surrounding forestland ownerships contribute to a great habitat landscape for the abundant deer.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

52 +/- acres

\$550,000



1880 BOOSTER CLUB ROAD
BAINBRIDGE, GA / DECATUR CO.
4 BR / 3 BA / 3,360 SQ FT

Beautiful brick home with gorgeous hardwood floors in every room except baths and kitchen area which are tile. Sits back in the woods for privacy. Includes 50x40 storage barn, 30x30 canopy next to the barn, and a 30x30 fiberglass greenhouse. Entire property is fenced.

PREMIER GROUP REALTY
premiergrouprealty.com

KEN HORN
229-246-9837 / kenh@premiergrouprealty.com

11 +/- acres

\$269,900



5931 OLD 179 N
WHIGHAM, GA / DECATUR CO.
4 BR / 2 BA

Beautiful flooring, granite counter-tops, large family room complete with fireplace. Nice screen porch perfect for sipping coffee and sunsets. Contact Teresa.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

TERESA HEARD
229-246-5127 / thheard@cbbrockrealty.com

9 +/- acres

\$245,000



595 BRINSON COLQUITT ROAD
BRINSON, GA / DECATUR CO.
4 BR / 2 BA / 2,078 SQ FT

Here you will find your own peaceful paradise, fenced acreage for your horses, space to build a barn or workshop, plenty of yard for entertaining or play for kids big or small! Located just north of the home is a location for additional home/mobile home for expanding family members or income!

ERA SIMPSON REALTY
marlaames.com

MARLA AMES
229-243-9200 / marlasames@gmail.com

98 +/- acres

\$306,404



HWY 27 SOUTH
BAINBRIDGE, GA / DECATUR CO.

1100 feet of frontage on four-lane state highway. The property is only 1.5 miles from the city limits and is in the path of progress as development moves south. Priced at recreational land prices, with pine plantation, pond site and great hunting. Don't let a good deal pass by.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

6 +/- acres

\$315,000



270 STRICKLAND ROAD
ATTAPULGUS, GA / DECATUR CO.
3 BR / 2 BA / 2,176 SQ FT

Waterfront home is located 7 miles north of the Florida line. From the entrance you will see the stunning views of Crystal Lake. Beautiful hardwood floors are in the foyer and main living area. Featuring a split floor plan and sun porch. The master includes his and hers walk-in closets.

PREMIER GROUP REALTY
premiergrouprealty.com

MARCIE MILLER
229-246-9837 / marciem@premiergrouprealty.com

33 +/- acres

\$749,900



2947 LAKE DOUGLAS ROAD
BAINBRIDGE, GA / DECATUR CO.
5 BR / 5,865 SQ FT

Beautiful brick home on 33 acres with a pond, cook house, and boat dock that has a screened area with half bath, plus another cook house with garage and half bath. Covered porch and storage near the pool. Paved drives, alarm system, 3 hot water heaters, 3 H/AC units, 2 laundry rooms.

PREMIER GROUP REALTY
premiergrouprealty.com

BUNNY BROCK
229-246-9837 / bunnyb@premiergrouprealty.com

140 +/- acres

\$1,000,000



GRIMSLEY PLACE / SILVER LAKE ROAD
BAINBRIDGE, GA / DECATUR CO.

The Grimsley Place is now on the market for the first time in over 80 years. How about this view of Spring Creek in Decatur County, Georgia? This property is an ideal candidate for a conservation easement largely due to its 1100+ feet of dockable frontage and development potential.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

32 +/- acres

\$439,000



202 SYKES MILL RD
CLIMAX, GA / DECATUR CO.

Enjoy wildlife from the gazebo or porch! Colonial style home with new roof. Two natural springs and a man made pond with entertainment barn for family or community events. Private well and many hard woods. Call for private showing.

KELLER WILLIAMS TOWN & COUNTRY
kellerwilliamstownandcountry.com

CARLA STEPHENS
850-544-0207 / carlastephens64@gmail.com

50 +/- acres

\$115,000



VADA ROAD
BAINBRIDGE, GA / DECATUR CO.

This is a nice rectangular piece of land that offers a multitude of land usage. Whether you are wanting a personal hunting retreat, horse farm, cow pasture or farmland, this could be it and priced just right. Would also make a beautiful homesite with a great location!

ERA SIMPSON REALTY
marlaames.com

MARLA AMES
229-243-9200 / marlasames@gmail.com

36 +/- acres

\$329,000



2100 FACEVILLE ATTAPULGUS ROAD
BAINBRIDGE, GA / DECATUR CO.
3 BR / 2 BA

Picturesque wooded 35 acres of planted pines. This home is very energy efficient, constructed with ICF block wall and features solar panels. Formal living room, dining room, family room with free standing wood-burning stove, breakfast area, sunroom, double garage, storage building and so much more.

PREMIER GROUP REALTY
premiergrouprealty.com

GAIL LONG
229-246-9837 / gail@premiergrouprealty.com

14 +/- acres

\$399,900



199 RIVERVIEW ROAD
BAINBRIDGE, GA / DECATUR CO.
5 BR / 3 BA / 3,502 SQ FT

You are greeted with hardwood floors and wide molding, a large formal dining room, convenient to the huge kitchen. Tons of cabinets and granite counter tops. There is a sunny breakfast area where you can look out over tons of nature. Spacious family room, large master bedroom, and so much more.

PREMIER GROUP REALTY
premiergrouprealty.com

MARICE MILLER
229-246-9837 / marciem@premiergrouprealty.com

612 +/- acres

\$1,468,800



HWY 97 SOUTH
BAINBRIDGE, GA / DECATUR CO.

Ideal property for those looking for a tract that will provide hunting, fishing and entertainment year round, for years to come. Heart of the tract is a 13 acre-pond and 1.5 miles of frontage on Mosquito Creek. Wide range of habitat types from natural upland hardwood, pine ridges, and planted pine.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

83 +/- acres

\$215,800



FIREBREAK ROAD
BAINBRIDGE, GA / DECATUR CO.

The Humphrey Farm is perfect for the beginning farmer or rancher. Perfect soils for growing peanuts, cotton, and corn. Excellent access on northern and southern boundaries. Located in north Decatur County, just north of Bainbridge.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

189 +/- acres

\$538,650



JACKSONTOWN ROAD
BAINBRIDGE, GA / DECATUR CO.

Centrally located between Bainbridge and Tallahassee, this farm has untwined planted pines, Willacochee Creek running through it and magnificent hardwoods.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

170 +/- acres

\$475,720



4540 FACEVILLE HWY
BAINBRIDGE, GA / DECATUR CO.
3 BR / 2 BA / 1,248 SQ FT

155.73 acres of wooded land and 14.17 acres of open land, perfect for food plots. You will have the perfect location to hang your hat after a full day of hunting deer and turkey as this listing includes a nice 2008 Fleetwood mobile home. Also features a private well, and wired garage.

PREMIER GROUP REALTY
premiergrouprealty.com

RUTH MARTIN
229-246-9837 / ruthm@premiergrouprealty.com

435 +/- acres

\$1,283,250



HWY 302
BAINBRIDGE, GA / DECATUR CO.
2 BR / 1 BA

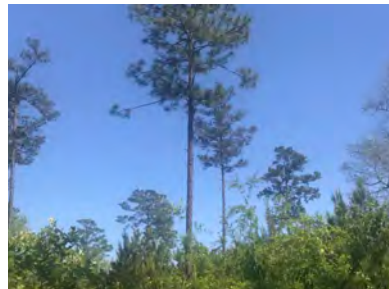
This farm was established in 1947 and has evolved into a superior timber and recreational property with planted pines of various ages, creek and hardwoods. Plus a foldable duck pond.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

61 +/- acres

\$185,900



WHITAKER ROAD
BAINBRIDGE, GA / DECATUR CO.

This tract located behind the Lake Douglas Pines Subdivision would be a perfect homesite, hunting retreat or development for homes. For more details or to schedule a tour, contact Gina.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127 / gmckenzie@cbbrockrealty.com

DECATUR CO - GA

5 +/- acres

\$67,000



LOT #8 TURPENTINE DRIVE
CLIMAX, GA / DECATUR CO.

This lot features 5.11 acres with a beautiful stand of mature timber. This lot is on the cul-de-sac and is perfect for your dream home.

PREMIER GROUP REALTY
premiergrouprealty.com

ROLLINS MILLER
229-246-9837 / rollinsm@premiergrouprealty.com

29 +/- acres

\$316,000



BAINBRIDGE, GA / DECATUR CO.

3 BR / 2 BA / 2,108 SQ FT

You will love the unobstructed views from the 620 sq ft front porch or enjoy your morning coffee on the huge back porch. The home is a showcase of design and craftsmanship, with cathedral ceilings, fireplace, huge closets, large laundry room with sink.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

TYLER INLOW
229-726-9680 / tinlow@cbbrockrealty.com

DOOLY CO - GA

214 +/- acres

\$974,000



PLEASANT VALLEY ROAD
MACON, GA / DOOLY CO.

3 BR / 3.5 BA / 3,000 SQ FT

Pleasant Valley Estate has been in the Seller's family for over 150 years, and offers a wide variety of recreational opportunities from exceptional bass fishing and boating on the lake to trophy whitetail hunting, turkey hunting, quail and dove. There is fenced-in pasture for horses if desired.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

DOUGHERTY CO - GA

88 +/- acres

\$202,000



619 LOCKETT STATION
ALBANY, GA / DOUGHERTY CO.

This property could pay for itself with possible federal tax credits of \$250,000. 88 acres of recreational / investment land close to town. This property sets up well to be replanted and enrolled into a tax credit program. There is an additional 150 acres available to the immediate west.

ALBANY REALTY COMPANY
albanyrealtyco.com

MIKE FLYNN
229-883-6100 / mikeflynnrealtor@gmail.com

122 +/- acres

\$475,000



815 JAMES CROSS AVENUE
ALBANY, GA / DOUGHERTY CO.

1 BR / 1 BA / 875 SQ FT

Flint River lovers, check it out. Beautiful upland and river bottom timber with excellent road network, house, and private paved boat ramp. One of the last remaining private tracts available. Most other parcels are government owned, river corridor green space. Located above Nonami Plantation.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

MICHAEL MATRE
229-639-4973 / mike@matreforestry.com

20 +/- acres

\$110,000



2805 FORRESTER ROAD
ALBANY, GA / DOUGHERTY CO.

Hard to find 20-acre parcel in north-west Dougherty County. Located on Forrester Road and bordering Terrell County this tract provides privacy, room for horses and convenience to town. Priced right to sell. Sellers are licensed Realtors in GA.

ALBANY REALTY COMPANY
albanyrealtyco.com

MIKE FLYNN
229-883-6100 / mikeflynnrealtor@gmail.com

359 +/- acres

\$1,950,000



OAK HAVEN DRIVE
ALBANY, GA / DOUGHERTY CO.

Includes 3 wells, 2 barns, pond, and tenant home. Three-phase power. Nice grove with good varieties and room to expand. There has been additional ground cleared for future planting or new trees. There is approximately 210 +/- acres in production.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043 / matt@brealthomasville.com

6 +/- acres

\$675,000



2431 TARVA ROAD
ALBANY, GA / DOUGHERTY CO.

6 BR / 6.5 BA / 5,358 SQ FT

Your dream home in the country with water view and six expansive acres. This private and historic home is located among some of America's finest hunting plantations and completely updated for today's modern buyer. Features are too numerous to list. Call today for more information or a private tour.

ALBANY REALTY COMPANY
albanyrealtyco.com

MIKE FLYNN
229-883-6100 / mikeflynnrealtor@gmail.com

500 +/- acres

\$990,000



NICKLESVILLE ROAD
ARLINGTON, GA / EARLY CO.
6 BR

Timber covered recreational property features beautiful 6 bedroom home and 500 acres of excellent deer and turkey habitat. As a turnkey operation, this property consists of cypress bottoms, hardwoods, newly planted pine, and merchantable pine. Adjoining 271 +/- acres can be included in sale.

CBC SAUNDERS REAL ESTATE
SREland.com

BRYANT PEACE
229-792-8559 / bryant@SREland.com

293 +/- acres

Call for price



NANTZE SPRINGS ROAD
ARLINGTON, GA / EARLY CO.

This beautiful irrigated farm is situated in the prime farm belt of Southwest Georgia and has 2 center pivots as well some dry cropland. The property also has beautiful pine timber and large live oaks. The owner has also utilized the property for deer, turkey and quail hunting.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

41 +/- acres

\$59,900



HIGHTOWER AVENUE
DAMASCUS, GA / EARLY CO.

There is an abundance of deer, a low lying area with a small wet weather pond great for ducks. This is especially beautiful for homesite with all the amenities of country living. Contact Teresa or Tyler for more info.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

TERESA HEARD
229-246-5127 / thheard@cbbrockrealty.com

83 +/- acres

\$325,000



345 CANNON ROAD
BLAKELY, GA / EARLY CO.
3 BR / 2 BA / 1,800 SQ FT

Very attractive property, road frontage on two sides, large oaks, 26 acres of merchantable planted pines and a few hardwoods for income and hunting. The balance of the property was planted in coastal bermuda last year. Two story home built in 2008. Open metal 40 x 50 barn.

GEORGIA INLAND REALTY, INC.
GeorgialnlandRealty.com

RALPH MARK CREWS
863-634-3257 / Mark@GeorgialnlandRealty.com

35 +/- acres

\$489,000



BELLE CHASSE
BLAKELY, GA / EARLY CO.
4 BR / 3 BA / 4,300 SQ FT

Secluded acreage surrounded by thousands of acres of woodlands and farm land. Lake stocked with bass, catfish, bluegill and sunfish. Deer, quail and turkey hunting. Under QDM for 20 years. Lake house includes full kitchen and covered picnic area. Over 100 additional acres available.

TAYLOR REALTY ASSOCIATES

TERRY TAYLOR
229-758-8432 / terry@ttaylor.com

277 +/- acres

\$700,000



THREE NOTCH ROAD
BLAKELY, GA / EARLY CO.

30-year old planted pines and hardwood timber with highway frontage on Three Notch Road. This property is a great timber investment and recreational tract. The water sources include a spring fed creek, 3-acre pond, and 3 small springs which support the abundance of deer and turkey.

AGRI LAND REALTY
aglandsales.com

BRAD WALLER
229-221-3339 / bradwaller@windstream.net

103 +/- acres

\$399,900



1893 LOWER RIVER ROAD
COLUMBIA/ BLAKELEY, GA / EARLY CO.
3 BR / 2 BA / 1,400 SQ FT

Farming property adjoining the Chattahoochee River. Seller is working on permits to irrigate from the river. Mobile home on property that is occupied by tenant. Also includes a pole barn and beaver pond.

INGRAM LAND AND REALTY LLC
ingramland.com

MATT CARDEN
334-585-9001 / mcarden21@gmail.com

788 +/- acres

\$1,516,900



HWY 62
BLAKELY, GA / EARLY CO.

This diverse property has cultivated acres, planted pines and hardwoods that provide recreational and farming opportunities unlike most properties on the market today.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

EARLY CO - GA

98 +/- acres

\$375,000



722 NEW HOPE ROAD
BLAKELY, GA / EARLY CO.
3 BR / 2 BA / 1,914 SQ FT

Beautiful acres with paved frontage on two sides. Nice 2-story home. Fenced for cattle, large pond, pasture with scattered hardwoods, woods for hunting.

GEORGIA INLAND REALTY, INC.
GeorgialnlandRealty.com

RALPH MARK CREWS
863-634-3257 / Mark@GeorgialnlandRealty.com

18 +/- acres

\$185,000



COUNTRY ESTATE
BLAKELY, GA / EARLY CO.
3 BR / 2.5 BA / 1,900 SQ FT

Built by and for the current owners, this home has all the conveniences. The floor plan is very open and the living, dining and bedrooms are surprisingly large. Great hunting area and close to fishing at Lake Seminole and Lake Walter F. George / Eufaula. Secluded and very quiet.

TAYLOR REALTY ASSOCIATES

TERRY TAYLOR
229-758-8432 / terry@ttaylor.com

10 +/- acres

\$35,000



SPOONER QUARTER ROAD
JAKIN, GA / EARLY CO.

This lot would be a wonderful home-site. Contact Sarah today!

THE WHITTAKER AGENCY
thewhittakeragency.com

SARAH H. AVERY
229-524-2088 / sarah@thewhittakeragency.com

635 +/- acres

\$2,975,000



BLAKELY, GA / EARLY CO.

Located in the fertile soils of Early County, GA. Seven pivots, a 7.5-acre irrigation pond, and five wells drilled into the Claiborne aquifer allow this to be a very productive farm property. Additional attributes include 1.5 miles of highway frontage. Net farm lease available or fee simple sale.

WEBB PROPERTIES
webbproperties.com

WILLIAM HANCOCK
229-883-6502 / wahancock@webbproperties.com

70 +/- acres

\$2,200 per acre



WHITE CHANDLER RD AND GA HWY 39 N
BLAKELY, GA / EARLY CO.

Located at the intersection of White Chandler Road and Hwy 39 in Early County. Majority of the farm is in cultivation and could be used for row crops, pasture / hayfield or make a great country homesite. The tract may also possibly qualify for CRP long leaf program.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

455 +/- acres

\$2,457,000



GA HWY 39 NORTH
BLAKELY, GA / EARLY CO.

9 tower Valley, 7 tower Zimmatic, 1 yr old 8 tower Valley with low pressure nozzles. Fertile soils, Tifton, Faceville and Greenville loams, 25 acres dry farmland, 65 acres merchantable pine timber. All irrigation is electric. Deer and turkey to hunt. Great homesite in back of well maintained farm.

GEORGIA INLAND REALTY, INC.
GeorgialnlandRealty.com

RALPH MARK CREWS
863-634-3257 / Mark@GeorgialnlandRealty.com

103 +/- acres

\$389,000



1893 LOWER RIVER ROAD
COLUMBIA, GA / EARLY CO.
3 BR / 2 BA / 1,400 SQ FT

Mobile home and pole barn, deep pond for irrigation or irrigate directly from the Chattahoochee River. Borders army corps land to north, that does not allow recreation. Large deer and turkeys.

INGRAM LAND AND REALTY LLC
ingramland.com

MATT CARDEN
334-585-9001 / mcarden21@gmail.com

GRADY CO - GA

20 +/- acres

\$399,900



1589 OLD THOMASVILLE ROAD
CAIRO, GA / GRADY CO.
3 BR / 2.5 BA / 2,838 SQ FT

Beautifully restored Craftsman style home with 11' rocking chair front porch with swing. Gas fireplace in main floor master suite. Kitchen is renovated with black granite counter-tops, commercial stove and beautiful cabinetry. Contact Teri Gainey for more information.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

TERI GAINEY
229-226-3911 / terigainey@bellsouth.net

73 +/- acres

\$196,000



WHEELER RD
CAIRO, GA / GRADY CO.

Great hunting. Good pond site edging up between two elevated areas on Wheeler Road. Good looking dirt road. Ag area with a spotting of residential properties up and down both roads. About 7.5 miles from Cairo. Super value if you ever wanted to parcel off a few acres for a homesite in a few years.

CROCKER REALTY, INC.
landcroc.com

DANIELE CROCKER
229-228-0552 / landcrocdan@gmail.com

70 +/- acres

\$290,000



STANFILL ROAD
CAIRO, GA / GRADY CO.

One of the best farms in the area with a high crop yield. Crop land is 49+/- acres with a stand of trees surrounding. West side of the property is a creek coming around to the south side of property. In the Northwest corner there are about 6 acres prepped for a homesite with well and septic.

CAIRO REALTY COMPANY
cairealty.com

KERRY COLEMAN
229-377-4253 / kerry_coleman@gmail.com

68 +/- acres

\$210,000



JOWERS ROAD
WHIGHAM, GA / GRADY CO.

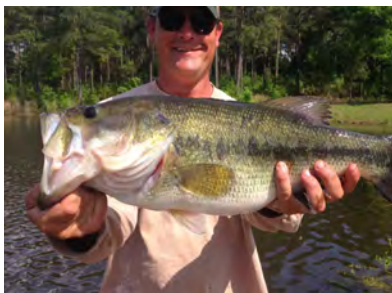
Good income from CRP long leaf program. Excellent deer and turkey hunting with a nice hardwood branch along the eastern boundary line. Conveniently located to Bainbridge and Thomasville, and a short drive to Tallahassee.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

360 +/- acres

\$2,392,000



CAIRO, GA / GRADY CO.

Lake Rainey is a Red Hills high quality recreational property with an 18-acre lake and just under half a mile on the Ochlockonee River and is likely one of the most extensively manicured properties in the Red Hills with open and park like areas, stumped, trees limb pruned and manicured, and more.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

263 +/- acres

\$650,500



SINGLETERY ROAD
CAIRO, GA / GRADY CO.

This former timber tract has been converted into a row crop operation with over 1 mile of CSX rail frontage and an active transfer switch. The property features natural pine regeneration, hardwoods, and a creek bottom full of deer.

CBC SAUNDERS REAL ESTATE
SREland.com

BRYANT PEACE
229-792-8559 / bryant@SREland.com

11 +/- acres

\$210,000



2104 LOWER HAWTHORNE TRAIL
CAIRO, GA / GRADY CO.

3 BR / 2 BA / 1,564 SQ FT

This is it! Bring your horses, bring your kids! Settle in and enjoy your home on the range. Lovely ranch styled home, 6-stalled horse barn with tack room and wash rack, riding arena, pastures and more!

ERA SIMPSON REALTY
marlaames.com

MARLA AMES
229-243-9200 / marlasames@gmail.com

50 +/- acres

\$425,000



1810 BOLD SPRINGS ROAD
OCHLOCKNEE, GA / GRADY CO.

4 BR / 3 BA / 3,045 SQ FT

Stocked lake with private fishing dock. Home has a wrap around porch and open concept kitchen, dining and living room. Property includes another cottage, horse barn, and separate two-car garage.

FIRST THOMASVILLE REALTY, LTD.
ftrealty.com

BOBBY D. BROWN
229-226-6515 / brown@ftrealty.com

7 +/- acres

\$57,900



BARNETT
CAIRO, GA / GRADY CO.

Good, level grassed area by the road. Wonderland stand of big woods to explore. Cypress, huge pines, towering oaks! Lake privileges. Lots of wild grapes this year! Good balance of cleared, grassed high ground with about 40' elevation change down to the hardwood bottom. Great homesite.

CROCKER REALTY, INC.
landcroc.com

DANIELE CROCKER
229-228-0552 / landcrocdan@gmail.com

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED

SWGAFarmCredit.com

113 +/- acres**\$763,000**

GRADY
CAIRO, GA / GRADY CO.
5 BR / 3.5 BA / 3,465 SQ FT

Mihaven is a gentleman's farm located west of Cairo near the Country Club, 20 miles from Thomasville, GA and 37 miles from Tallahassee, FL. Five bedroom main house, camp house, 5-acre lake with dock, pine woods, hardwood creek drains, and excellent wildlife. This is a great all around property.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

35 +/- acres**Call for price**

H.P. COOK ROAD
CALVARY, GA / GRADY CO.
3 BR / 2 BA / 2,250 SQ FT

Acreage features mixed hardwoods and pasture. Home has soaring 20 ft. heart pine ceilings, floors and wainscoting. Split-log staircase leads to a loft above the kitchen. 1,500 ft. of porches. Includes a restored historical 150 year-old Georgia Dog Trot cabin. Spacious barn with two-bay lean-to.

KETCHAM REALTY GROUP
ketchamrealty.com

TOM HENDERSON
850-681-0600 / tom@ketchamrealty.com

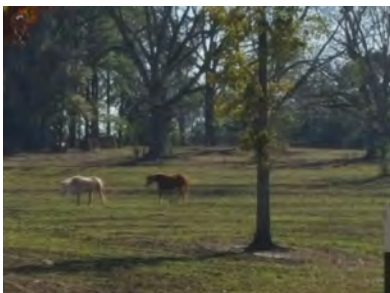
185 +/- acres**\$750,000**

STATE PARK ROAD
CAIRO, GA / GRADY CO.

Beautiful rolling land! This property is perfectly set up for quail, turkey and deer with approximately 97 acres of planted pines in CRP program. The 3+/- acre pond needs some work but has a lot of potential. The dirt road is scheduled for paving within the next 2 years.

REALTY MART, INC.

CHARLES RENAUD
229-377-8007 / charles@realtymartga.com

58 +/- acres**\$415,000**

2080 PIERCE CHAPEL ROAD
CAIRO, GA / GRADY CO.
3 BR / 2 BA / 1,805 SQ FT

Property features a cow pen with water, cow pasture, horse pasture, 35-40 acres of crop land, 2 ponds. Pole barn, 2 stalls have concrete floor and water, workshop with power and water, blueberries, perimeter fenced.

CAIRO REALTY COMPANY
cairorealty.com

KERRY COLEMAN
229-377-4253 / kerry_coleman@ymail.com

55 +/- acres**\$300,000**

RIDGE ROAD
CAIRO, GA / GRADY CO.
2 BR / 1 BA / 1,296 SQ FT

Beautiful old wood floors with reclaimed wood from some of Pelham's more notable buildings. Bricks and old doors from old theaters to 100+ year old church. Stories! The home has a large open living area with wood burning insert in fireplace. Quartz counter tops. Charming, warm, cozy, unique.

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552 / landcroc.dan@gmail.com

56 +/- acres**\$166,000**

SPENCE ROAD
OCHLOCKNEE, GA / GRADY CO.

All but about 10 acres of this tract is field. This would be a great tract to continue farming or turn it into a recreational tract or homesite. New survey has just been completed. Contact Russ Taylor.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

RUSS TAYLOR
229-226-3911 / russtaylor@rose.net

200 +/- acres**\$995,000**

773 MAGNOLIA ROAD
WHIGHAM, GA / GRADY CO.

The Bishop Farm is located approximately 5 miles south of Whigham, Georgia, and would make a nice home place. Features of the tract include 103+/- acres of irrigated land, 45+/- acres in Tift Bermuda grass, 22+/- acres of non-irrigated pecan groves, 10+/- acres of woodlands, 16+/- acres of ponds.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

21 +/- acres**\$219,500**

140 GORDON LANE
WHIGHAM, GA / GRADY CO.
3 BR / 3 BA / 1,700 SQ FT

Beautiful acreage with pasture, pond, fruit trees, pecan trees and planted pines. Home has been recently renovated. Pine floors and carpet. Master bath has large sit-down shower. Kitchen has new cabinets and tile counter tops. Large deck and covered patio. Outbuildings. MLS# RS6598A.

THE REAL ESTATE SHOP
realestateshopcairoga.com

DAWN RACKLEY
229-377-7777 / dawn_rackley@windstream.net

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED
SWGAFarmCredit.com

17 +/- acres

\$55,000



PINE PARK ROAD
CAIRO, GA / GRADY CO.

Beautiful area to build your new home. Paved road frontage. Hardwoods and 10 year-old planted pines. MLS # LR6749A

THE REAL ESTATE SHOP
realestateshopcairoga.com

BOBBY MILLER
229-377-7777 / realestateshop@windstream.net

60 +/- acres

\$459,000



ATTAPULGUS-WHIGHAM ROAD
WHIGHAM, GA / GRADY CO.

1 BR / 1 BA / 800 SQ FT

Fox Hollow is a quiet, country getaway that has it all! Mature pines provide classic quail habitat and two spring fed lakes are fully stocked with trophy fish. A meticulously kept cabin overlooks the lake, and a magnolia-lined entry provides excellent curb appeal. Great property for dog training.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

55 +/- acres

\$117,500



HAIRE LANE
WHIGHAM, GA / GRADY CO.

This acreage has a nice mix of farmland and mature timber which would make for great hunting property.

REALTY MART, INC.

DIANE BOWEN
229-377-8007 / Diane@realtymartga.com

127 +/- acres

\$446,565



HWY 112
CAIRO, GA / GRADY CO.

Outstanding hunting tract that includes 15-acre stocked pond full of bass. Great for duck hunting, deer and turkey. Multiple food plots already planted for this year's deer season. Camp house with full bath, power and a screened room for outside meals.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

JEFFERY TUCKER
229-436-8091 / craig.tuckerrealtor@gmail.com

40 +/- acres

\$149,000



PINE LEVEL RD
CAIRO, GA / GRADY CO.

This is one of the best looking long-leaf and wiregrass mid-size tracts that I've ever seen! Young planted long-leaf in front and back. Blackwater pond in the middle of the property. Good wood duck pond. Soil map looks good, lots of homesites, impressive deer scrapes on property. Good farm land.

CROCKER REALTY, INC.
landcroc.com

DANIEL E. CROCKER
229-228-0552 / landcroc@gmail.com

125 +/- acres

\$437,500



ATTAPULGUS-WHIGHAM ROAD
WHIGHAM, GA / GRADY CO.

Clayton Ranch is a combination of improved pasture, hunting and recreational land. Horse stables, ponds, hay barn, out buildings, a well and great riding trails. 65 +/- acres with excellent fencing and cross-fencing. This is a perfect equestrian tract, a horse lover's dream.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

HOUSTON CO - GA

679 +/- acres

\$2,376,850



OCMULGEE RIVER
KATHLEEN, GA / HOUSTON CO.

2.5 miles fronting Ocmulgee River in the heart of 20,000 acre Oaky Woods. All weather roads, ATV horse trails with riverbank recreational area and maintained campsite. 15 food plots ready to plant. Perfect for hunting and fishing. Zoned for agricultural, timber, or single family - \$3,500 per acre.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

SCOTT FREE
478-218-2600 / scottfree@robbinsfree.com

582 +/- acres

\$1,068,375



HWY 247
PERRY, GA / HOUSTON CO.

Outstanding timber investment with terrific deer, turkey, hog, duck hunting. Major creek watershed complements 20 year old pines thinned once and a balance of older hardwood regeneration, much with clean understory, showing explosive growth on this fertile site. Food plots and power line, etc.

SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

CRAIG BROWN
229-432-1010 / cbrown@afieldandfarm.com

HOUSTON CO - GA

101 +/- acres

\$1,364,040



HWY 41 NORTH / DUNBAR ROAD
CENTERVILLE, GA / HOUSTON CO.

Development tract at the corner of Hwy 41 and Dunbar Road. Access from 2 paved roads and almost 100% usable property. City sewer and water available. \$13,500 per acre.

COLDWELL BANKER ROBBINS & FREE REALTY
robbsfree.com

SCOTT FREE
478-218-2600 / scottfree@robbsfree.com

23 +/- acres

\$345,000



310 STONEGATE TRAIL
PERRY, GA / HOUSTON CO.

Excellent development tract in Phase 2 of Stonebridge Subdivision.

COLDWELL BANKER ROBBINS & FREE REALTY
robbsfree.com

JULIANA HORSTING
478-218-2600 / julianahorsting@hotmail.com

LAURENS CO - GA

8,409 +/- acres

\$39,000,000



DYKES STREET
MACON, GA / LAURENS CO.
4 BR / 4 BA / 3,150 SQ FT

Whitehall Plantation is a historic wild quail plantation. It is proof that you can combine good land stewardship, recreation, aesthetics, income, and wealth preservation all into one property. Every single detail was meticulously and painstakingly planned and executed.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

LEE CO - GA

51 +/- acres

\$774,900



2413 TARVA
ALBANY, GA / LEE CO.
5 BR / 7 BA / 5,968 SQ FT

Lot features a white front fence, a tree lined entrance drive, 12-acre stocked pond, gunite pool, dog kennel and workshop. Large quality built home with wood and tile floors throughout. Master retreat has fireplace, beautiful heart pine floors and lots of windows.

RE/MAX OF ALBANY
remaxofalbany.com

LINDA TURPIN
229-434-1600 / lindaturpinremax@gmail.com

455 +/- acres

\$1,300,000



EAGLE POND ROAD
LEESBURG, GA / LEE CO.
3 BR / 2.5 BA / 2,400 SQ FT

Outdoorsman's place with house and equipment shelters. Almost half older pine thinned once, with balance in mixed natural timber and scattered cypress ponds. Deer, turkey, duck hunting is excellent. Grounds could be suitable quail habitat.

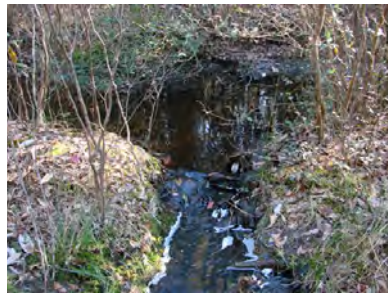
SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

CRAIG BROWN
229-432-1010 / cbrown@afieldandfarm.com

MARION CO - GA

116 +/- acres

\$1,550 per acre



JOHNSON CEMETERY ROAD
BUENA VISTA, GA / MARION CO.

Don't miss this opportunity to buy a great timber investment tract with hunting / recreational opportunities as well. This tract consists of thinned 1992 pine plantation along with beautiful hardwood along a nice creek. Good location in north Marion County, easy drive to Columbus.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

41 +/- acres

\$375,000



10 JOHNSON CEMETERY ROAD
MAUK, GA / MARION CO.
2 BR / 2 BA / 1,600 SQ FT

Successful, growing business produces approximately 7,000 liters per year. Federal and state licensed. Wholesale service stores and restaurants. Website sales to 30 states. Onsite tasting facility. Beautiful log home. Owners worked for USDA and spent 10 years improving the property.

COLDWELL BANKER
kpdd.com

HOWARD JEFFERSON
706-256-1000 / howard.jefferson@coldwellbanker.com

15 +/- acres

\$22,000



SANDY CIRCLE
MAUK, GA / MARION CO.

This property in Oakridge Acres has power and water.

COLDWELL BANKER
kpdd.com

HOWARD JEFFERSON
706-256-1000 / howard.jefferson@coldwellbanker.com

107 +/- acres

\$2,475 per acre



MOUNT ZION ROAD
BUENA VISTA, GA / MARION CO.

Half farm and half timberland, this property is a great place to build a home.

FRONTIER LAND CO

AL ROBERTSON
229-321-0733 / allenjrobertson@hotmail.com

MILLER CO - GA

83 +/- acres

\$375,000



220 BUD JUSTICE ROAD
BLAKELY, GA / MILLER CO.
3 BR / 2 BA / 1,386 SQ FT

Very close to Blakely, Donalsonville, or Mayhaw, this property is a turn-key cattle farm. Flat with plenty of water, it has been fenced for responsible grazing. The home was built in 2014, and is in terrific condition. This is a must see!

INGRAM LAND AND REALTY LLC
ingramland.com

MATT CARDEN
334-585-9001 / mcarden21@gmail.com

100 +/- acres

\$675,000



375 ADAMS-POWELL ROAD
COLQUITT, GA / MILLER CO.
3 BR / 2 BA / 2,700 SQ FT

Secluded location with home that resembles a large old-fashioned farm house. Four-inch well and 1,500-gallon septic tank. Over 70 acres of 8 year-old longleaf pines with the balance in pasture, home and outbuildings. Hunt deer and other game on your own property. Home and 20 acres for \$429,000.

TAYLOR REALTY ASSOCIATES

TERRY TAYLOR
229-758-8432 / terry@ttaylor.com

5 +/- acres

\$239,900



66 PEACE VALLEY
COLQUITT, GA / MILLER CO.
5 BR / 3 BA / 2,604 SQ FT

Beautiful country home is perfect for the family that wants to take a step back. The home is located on over 5 acres of land surrounded by woods and a creek. Spacious bedrooms and baths. Master is large enough to have your own private retreat with sitting area.

PREMIER GROUP REALTY
premiergrouprealty.com

MARCIE MILLER
229-246-9837 / marciem@premiergrouprealty.com

24 +/- acres

\$66,960



GRIGGS LUCILLE ROAD
COLQUITT, GA / MILLER CO.

Country setting perfect for that country dream house with room to hunt! Nice mix of mature thinned planted pines and mature hardwood/pine mix. Susian Ford Creek originates on the property. Additional acreage available.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

MICHAEL MATRE
229-639-4973 / mike@matreforestry.com

86 +/- acres

\$625,000



574 ROCK ROAD
COLQUITT, GA / MILLER CO.
3 BR / 3 BA / 2,438 SQ FT

Unique property with very nice 3 BR, 3 BA home over looking 3-acre spring fed pond. Wooded tract with hardwood and merchantable planted pines, 3 large food plots. 40' x 40' metal barn with concrete floor, wired with two separate RV hookups. 40 KW back-up Cummins diesel generator.

TAYLOR REALTY ASSOCIATES
taylorrealtyassociates.com

GERRY GRIMSLEY
229-758-8889 / gerrygrimsley@bellsouth.net

MITCHELL CO - GA

170 +/- acres

\$850,000



LAKE PLEASANT CHURCH RD
CAMILLA, GA / MITCHELL CO.

Income producing farm. Tract has 90+ acres under irrigation with 2 pivots and 12" electric well. 48 acres of timber ready to be thinned.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043 / matt@brealthomasville.com

13 +/- acres

\$75,000



CHASON ROAD
PELHAM, GA / MITCHELL CO.

Build that home you have been dreaming of forever! Well look no more! This tract has rolling hills, a stocked pond and community water available. The property can be divided into two smaller tracts of land and additional land may be available if needed. Contact Gina.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127 / gmckenzie@cbbrockrealty.com

MITCHELL CO - GA

6+/- acres

\$155,000



638 HARMONY ROAD SE
PELHAM, GA / MITCHELL CO.
3 BR / 2 BA / 2,312 SQ FT

This house is perfect for anyone who wants the seclusion of living in the country with the convenience of being close to town. This charming house has been completely remodeled. Also includes outdoor equipment shed, a storage building and a two-stall horse barn.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043 / matt@brealthomasville.com

13 +/- acres

\$65,000



GA HWY 262
PELHAM, GA / MITCHELL CO.

This tract of land would make a great homesite. The property has a well and electricity. It is priced to sell and won't last long. Contact Gina today!

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127 / gmckenzie@cbbrockrealty.com

155 +/- acres

\$497,856



GA HWY 93
CAMILLA, GA / MITCHELL CO.

Good high ground. Property has an incredible roll throughout, with steep ridge down to Lost Creek. Lots of trails. Good main road system. Northwest corner of property is across Lost Creek. Excellent pond sites on property. Lots of wildlife sign.

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552 / landcrocdan@gmail.com

68 +/- acres

\$149,000



9800 GA HWY 112
CAMILLA, GA / MITCHELL CO.

This old lime pit makes a unique property. Be the first to install a southwest Georgia zip line course and rappelling or skeet range with 100' limestone wall. Visit our website for a tour.

RED HILLS REALTY
rhrland.com

ANDREW VANN
229-228-9800 / Vann9800@gmail.com

100 +/- acres

\$989,000



1637 STATE HWY 97
CAMILLA, GA / MITCHELL CO.
5 BR / 3.5 BA / 6,326 SQ FT

Orchard Creek is a quiet country escape in Mitchell County, Georgia. A large family home sits in the middle of a gorgeous pecan grove. Both a drip irrigation system and excellent tree spacing help make this an extremely productive orchard. The home has an open concept layout, pool and much more.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

60 +/- acres

\$155,200



WADE ROAD
PELHAM, GA / MITCHELL CO.

This property consists of two tracts, both having mature woodlands and some cultivated land. One parcel has a homesite with power and connection to a well. Gently rolling land.

HALSTEAD FORESTRY & REALTY, INC.
halstead-realty.com

RONALD B. HALSTEAD
229-336-7681 / ronhalstead@camillaga.net

67 +/- acres

\$210,000



KIERCE ROAD
PELHAM, GA / MITCHELL CO.

Vacant rural land located in Pelham, GA. This property, surrounded by beautiful farmland, would be an excellent homesite or great for recreational use. Centrally located to Albany, Tifton, Bainbridge and Thomasville. Wooded property with mature pine timber. 5-acre pond, paved road.

NAI TALCOR COMMERCIAL
naitalcor.com

BRIAN PROCTOR
850-599-5963 / brian@talcor.com

RANDOLPH CO - GA

134 +/- acres

\$290,000



LOWER SHELLMAN ROAD
SHELLMAN, GA / RANDOLPH CO.

Groomed food plots are scattered through this hardwood hunting tract. Bordered by large irrigated crop fields, the quality of Antlered deer is outstanding. There is paved road frontage, well, septic, power, equipment shelter, deer stands, feeders, etc.

SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

CRAIG BROWN
229-432-1010 / cbrown@afieldandfarm.com

324 +/- acres

\$1,565,000



FIVE FORKS ROAD
 SHELLMAN, GA / RANDOLPH CO.

5 BR / 3.5 BA / 3,277 SQ FT

Located in area known for legendary quail hunting, huge trophy class white-tail bucks along with abundant turkey, ducks and fishing. This turn-key property has large lodge with a beautiful setting overlooking Wall Lake. Includes many amenities and equipment package. Established food plots and roads.

ALLIED LAND & TIMBER COMPANY, INC.
 alliedlandga.com

THOMAS TAYLOR
 229-759-1023 / thomas@alliedlandga.com

1,469 +/- acres

\$4,398,786



HWY 41
 SHELLMAN, GA / RANDOLPH CO.

3 BR / 2 BA / 1,200 SQ FT

The Shooting Preserve is located just minutes to downtown Shellman, GA, with a mixture of merchantable, pre-merchantable pine plantation and bottomland. Small home and 40-acre lake with a dock house. Good interior road system allows you to get around easily.

AMERICAN FOREST MANAGEMENT
 americanforestmanagement.com

DAVID WILLIAMSON
 850-526-5110 / david.williamson@afmforest.com

60 +/- acres

\$130,000



CUTHBERT, GA / RANDOLPH CO.

Pine and hardwood timber mix. Tremendous hunting property. Excellent homesites.

BARFIELD AUCTIONS INC
 barfieldauctions.com

VINCE BARFIELD
 229-679-2223 / vince@barfieldauctions.com

663 +/- acres

\$2,200,000



407 ORR ROAD
 COLEMAN, GA / RANDOLPH CO.

4 BR / 1 BA / 1,200 SQ FT

Unbelievable beauty with rolling hills on this property managed for quail. Supports turkey, deer, gopher tortoise, you name it here! Virgin timber, food plots, 2 streams, lodging facility, 8 dog kennels with septic, 4" well, 4 gated entrances, much more to see. Contact Julian Morgan.

SOUTH GEORGIA LAND AND TIMBER
 landandtimber.net

JULIAN MORGAN
 229-768-3232 / julian@landandtimber.net

SEMINOLE CO - GA

135 +/- acres

\$405,000



HARVEL POND ROAD
 DONALSONVILLE, GA / SEMINOLE CO.

128 acres in 10-13-year-old planted slash pine ready to be thinned within the next 2-3 years. Property has a 7-acre spring-fed pond and joins the Lake Seminole State Park (600 acres). Located minutes from multiple boat landings that provide access to Lake Seminole.

3 RIVERS REALTY
 3riversrealty.com

MILLS BROCK
 229-416-6136 / mills@3riversrealty.com

12 +/- acres

\$39,500



SPRING CREEK ROAD
 DONALSONVILLE, GA / SEMINOLE CO.

Restricted residential lot located in Seminole County, GA along Hwy 253. Beautiful pine trees provide country living in a rural setting. Great neighborhood. Located only a stone's throw from Spring Creek and Lake Seminole. Plenty of boat landings in the area. Lots available nearby, 2-11 acres.

CHARLES ROZIER AND ASSOCIATES REALTY
 rozierrealty.com

PERRY CLEMENTS, III
 229-246-4509 / pclements@rozierandassociates.com

11 +/- acres

\$115,000



2519 BUDDY ADAMS PARKWAY
 DONALSONVILLE, GA / SEMINOLE CO.

3 BR / 3 BA / 2,432 SQ FT

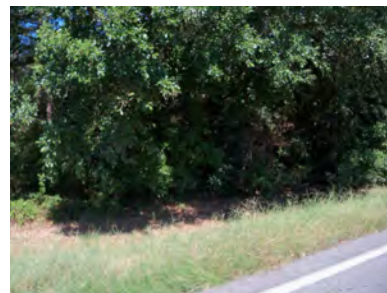
Features a doublewide with metal roof, wrap-around porches. Living room, den, and office off of master. Warehouse/shop with 3-phase electric power and drive-thru capability with huge roll-up doors on the ends. 27' shed roof runs the entire 60' of one side of the warehouse/shop.

PREMIER GROUP REALTY
 premiergrouprealty.com

KEN HORN
 229-246-9837 / kenh@premiergrouprealty.com

5 +/- acres

\$20,000



HWY 374
 DONALSONVILLE, GA / SEMINOLE CO.

This wooded lot is located just south of the Desser crossroads, near Lake Seminole. Contact us today!

THE WHITTAKER AGENCY
 thewhittakeragency.com

SARAH H. AVERY
 229-524-2088 / sarah@thewhittakeragency.com

SEMINOLE CO - GA

6 +/- acres

\$27,000



BOOSTER CLUB ROAD
BAINBRIDGE, GA / SEMINOLE CO.

6.12 acres on Booster Club Road.

PREMIER GROUP REALTY
premiergrouprealty.com

LARRY LENNARD
229-246-9837 / larryl@premiergrouprealty.com

STEWART CO - GA

339 +/- acres

\$998,885



US HWY 27
LUMPKIN, GA / STEWART CO.

Bennett Hill is a must see from its rolling topography, mature hardwoods and pine plantation to the 29-acre lake. All of this packed into a 339.18-acre tract that is located approximately 40 minutes from Eufaula, AL or 35 minutes from Columbus, GA.

AMERICAN FOREST MANAGEMENT
americanforestmanagement.com

DAVID WILLIAMSON
850-526-5110 / david.williamson@afmforest.com

270 +/- acres

\$324,000



LUMPKIN, GA / STEWART CO.

Ideal weekend retreat. Paved road frontage. Close proximity to Providence Canyon.

BARFIELD AUCTIONS INC
barfieldauctions.com

VINCE BARFIELD
229-679-2223 / vince@barfieldauctions.com

Explore more of the area's best property listings online:

SEARCH BY TYPE & SIZE & COUNTY

SWGAFarmCredit.com

SUMTER CO - GA

91 +/- acres

\$2,395 per acre



HOLMAN ROAD AND NEON BASS ROAD
LESLIE, GA / SUMTER CO.

The property consists of the high quality farmland that south Sumter County is known for, as well as approximately 22 acres of wooded acreage. The tract is in a great location in an area known to have huge trophy deer. The property is located approximately 25 minutes from Cordele and I-75.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

5 +/- acres

\$329,900



491 HWY 49 NORTH
AMERICUS, GA / SUMTER CO.
4 BR / 3.5 BA / 3,162 SQ FT

Distinctively appealing brick home offering 9' ceilings, hardwood flooring, crown molding and granite counter tops. Spacious deck, double carport and two storage buildings. Located just minutes from town on 5 acres. Additional 52 acres with pond can be purchased.

CENTURY 21 AMERICUS REALTY INC
americusareamls.com

KELLEY KINSLOW
229-938-3643 / kelleykinslow@yahoo.com

45 +/- acres

\$150,000



PLAINS, GA / SUMTER CO.

Fenced and cross-fenced pasture land. Contains 4" deep-well and electricity on property. 5 miles from historic Plains. Beautiful homesites and pond site. Perfect for hunting with naturally occurring fruit and pecan trees. Property joins large hunting preserve and home to a wide variety of wildlife.

RICKY WHITTLE
gwhittle2562@gmail.com

73 +/- acres

\$184,200



HWY 280 EAST
LESLIE, GA / SUMTER CO.

There is a small creek running through this property. It was used for growing crops in the open areas at one time. Lots of game in the area.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

TINA DONALDSON
386-623-1232 / tina@afgtristaterealty.com

117 +/- acres

\$216,000



SMALLPIECE ROAD
PLAINS, GA / SUMTER CO.

Approximately 56 acres of 15-year-old planted pines with remainder being 8-year-old natural growth hardwood and pine. Flowing creek across middle of the tract would make a great location for a pond.

RUTLAND REALTY, LLC
rutlandrealty.com

JB RUTLAND
229-888-1411 / jbrutland@yahoo.com

11 +/- acres

\$49,900



HWY 32
DAWSON, GA / TERRELL CO.

Located just east of Dawson, this tract has 675 ft. of frontage on Hwy 32 and approximately 735 ft. on the Chickasawhatchee Creek.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

BILL BUTLER
229-435-6204 / billbutler25@gmail.com

TAYLOR CO - GA

173 +/- acres

\$2,100 per acre



HWY 90
MAUK, GA / TAYLOR CO.

This beautiful hay farm is just a few miles south of Butler and east of Columbus. Features gently rolling hay fields mixed with nice hardwood ridges and offers good paved road frontage on Hwy. 90 and Hayes Road. Would also make a beautiful homesite.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

69 +/- acres

\$619,900



CROSSROADS SCHOOL ROAD
BUTLER, GA / TAYLOR CO.
5 BR / 5.5 BA / 3,950 SQ FT

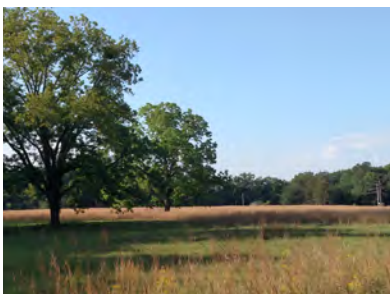
Perfectly situated on the property, this house was designed so the owners could spend the majority of their time on the main level. Hunt plentiful whitetail deer only a short walking distance from the house. Agent owned.

MICHELLE WESTBROOK
478-214-3595 / michelle.westbrook1@gmail.com

TERRELL CO - GA

50 +/- acres

\$3,295 per acre



3461 ROCK STOREY ROAD
SASSER, GA / TERRELL CO.

This beautiful property is located just minutes from Hwy. 520 and Albany in the heart of plantation country. The property would be excellent hunting for trophy whitetail or turkey and would be great for horses or building your country home. Natural hardwood and pine timber throughout and field.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

252 +/- acres

\$749,700



1024 TALLAHASSEE ROAD
ALBANY, GA / TERRELL CO.

Gorgeous well managed timber and hunting property with frontage on both sides of Kiokee Creek, only minutes from northwest Albany. Huge deer, plus resident wild quail. Great homesites, plus development potential. Would make an excellent large acreage estate close to town.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

MICHAEL MATRE
229-639-4973 / mike@matreforestry.com

200 +/- acres

\$4,150 per acre



GANDER ROAD
ALBANY, GA / TERRELL CO.

Beautiful turn-key hunting/recreational tract. Timber and woods groomed with plantation look and feel. Property is completely fenced. Established food plots. Deer, turkey and quail.

GOODYEAR AND GOODYEAR
Goodyearandgoodyear.com

REGGIE HARTIN
229-888-2418 / rhartin@bellsouth.net

68 +/- acres

\$250,000



ALBANY, GA / TERRELL CO.

This property could make the perfect homesite (shooting range at back of property is already cleared) or small recreation land for deer, turkey and quail. Located just minutes away from Albany, convenience is everything! Contact Callie Walker.

HUGHEY & NEUMAN, INC.
hugheyandneuman.com

CALLIE WALKER
229-436-0212 / callie.hughey@gmail.com

165 +/- acres

\$1,398,438



SASSER
ALBANY, GA / TERRELL CO.
4 BR / 3 BA / 3,400 SQ FT

Mini-plantation with 13-acre lake, exquisite home and improvements. Bird dog lovers paradise. 3,400 sq ft custom home, gated entrance, equestrian barn and kennels. 30+ acres of Tift 44 coastal hay and multiple fenced pastures. Deer, turkey, duck and quail. 14 miles northwest of Albany.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

160 +/- acres

\$376,900



JONES MILL ROAD
DAWSON, GA / TERRELL CO.

This tract of land is set up for quail as well as deer, turkey and hogs. Southwest side of property is bordered by Chenubee Creek which offers duck hunting. Originally part of a plantation set up for quail hunting.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

JEFFERY TUCKER
229-436-8091 / craig.tuckerrealtor@gmail.com

43 +/- acres

\$107,500



WILBUR GAMBLE ROAD
PARROTT, GA / TERRELL CO.

Tired of leasing hunting land? Purchase this affordable hunting and timber property, with Chenubee Creek frontage! Located in big deer country between Dawson and Parrott. Seller is motivated, and with hunting season fast approaching, you better hurry on this one.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

MICHAEL MATRE
229-639-4973 / mike@matreforestry.com

100 +/- acres

\$495,000



3326 ROCK STOREY
DAWSON, GA / TERRELL CO.
3 BR / 3 BA / 3,700 SQ FT

Ideally set up for horses, multiple fenced pastures and 3,700 sq ft, large brick home has a huge downstairs family room with masonry fireplace and stacked stone surrounding. Bordered on west side by Abigail Plantation. Excellent deer and turkey hunting! Contact Debbie.

RE/MAX OF ALBANY
remaxofalbany.com

DEBBIE FULFORD
229-434-1600 / debbiefulford@gmail.com

163 +/- acres

\$535,000



1084 ROCKY FORD ROAD
COOLIDGE, GA / THOMAS CO.

Stocked pond with excellent fishing and the occasional wood duck. Underground power, well, equipment shed, outhouse, and lakeside viewing platform. Property has been professionally managed for trophy deer with food plots in place and good timber. Great location!

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043 / matt@brealthomasville.com

5 +/- acres

\$279,900



4858 GA HWY 188
OCHLOCKNEE, GA / THOMAS CO.
4 BR / 3 BA / 2,360 SQ FT

Custom-built home. Spacious master suite, master bath offers his and her walk-in closets and double vanities. Two additional bedrooms and one bath downstairs, second story includes a bedroom, bath, bonus room and 300 sq ft of unfinished space. Front and back porches.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

DONNA JENKINS
229-226-3911 / donnajenkins3@gmail.com

44 +/- acres

\$1,000,000



63 PATTERSON STILL RD
THOMASVILLE, GA / THOMAS CO.
3 BR / 2 BA / 2,200 SQ FT

A very good-looking tract from the home that sits on the corner to the expanse of pasture to the pond that sits directly in the center of the property. Property is zoned R-1 which offers a good many possibilities.

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552 / landcrocdan@gmail.com

98 +/- acres

\$595,000



BALDWIN ROAD
THOMASVILLE, GA / THOMAS CO.
3 BR / 3 BA / 2,500 SQ FT

Fenced pastures, a quarter mile of river frontage, timber, ducks, deer and turkeys galore. Pastures have been used for raising cattle, horses and hay. Quiet location with a magnificent view of the Ochlocknee River bottom. This property has a good feel to it. Only 10 miles from downtown Thomasville.

CHUBB REALTY
chubbrealty.com

HARRIS STRICKLAND
229-226-7916 / harrison1325@gmail.com

44 +/- acres

\$449,000



573 EGG AND BUTTER ROAD NORTH
OCHLOCKNEE, GA / THOMAS CO.
4 BR / 2 BA / 2,876 SQ FT

Little Ochlocknee River Farm with river frontage along the Little Ochlocknee River, minutes north of historic Thomasville. Property highlights include two stocked fish ponds, mature pines and hardwood timber, fencing and cross fencing for cattle, and excellent deer and turkey hunting.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

12 +/- acres

\$2,475,000



10456 US HWY 19 SOUTH
THOMASVILLE, GA / THOMAS CO.
6 BR / 4 BA / 6,946 SQ FT

Built in 1890 using heart pine milled from the plantation. Renovated by the firm of Frank McCall in the 1970s, the home features 14' ceilings, heart pine cabinets, 5 fireplaces and modern kitchen. Grounds are completely fenced to include guest house, horse barn and 7 +/- acres of horse pasture.

CHUBB REALTY
chubbrealty.com

REBECCA CHUBB STRICKLAND
229-226-7916 / rebeccachubb61@gmail.com

18 +/- acres

\$649,000



499 FRIENDSHIP CHURCH ROAD
THOMASVILLE, GA / THOMAS CO.
3 BR / 2.5 BA / 2,170 SQ FT

Gated and fenced. Features hardwood flooring and new tile in upstairs' bath. Kitchen features granite countertops, custom built-in cabinets. Master suite on lower level. Property includes pool, pond, movie theater, 3-bay garage and kennel.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

PAM EDWARDS
229-226-3911 / pamelaedwardsrealtor@gmail.com

194 +/- acres

\$1,000,000



G POND / REHBERG ROAD
BOSTON, GA / THOMAS CO.

Includes duck pond, dove field, quail, and turkey and deer hunting is phenomenal! The duck pond is complete with four 2-man duck blinds. It also includes good timber for future timber income. Owner/Broker License #308020

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043 / matt@brealthomasville.com

18 +/- acres

\$489,000



134 CHATHAM DRIVE
THOMASVILLE, GA / THOMAS CO.

This rare lot is ready to be developed, a new subdivision in a very desirable and fast selling residential neighborhood. Nothing left like it and surrounded by residences and new subdivisions. Perfect for a developer to build.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

AJ TAHERI
229-226-3911 / ajtaheri@gmail.com

29 +/- acres

\$425,000



4660 STEWART ROAD
OCHLOCKNEE, GA / THOMAS CO.
3 BR / 2 BA / 2,271 SQ FT

This home is not without details. Granite countertops, ceramic tile flooring, and luxury master bath shower. Property includes a stocked pond, two wired gazebos, a Fleetwood mobile home, wired workshop, separate office and half bath. A must see!

ROSE CITY REALTY, INC.
rosecityrealty.com

BOBBIE JAMES-BORENER
229-225-9225 / bobbiesrealestate@gmail.com

3,267 +/- acres

\$23,500,000



606 WADE LANE
THOMASVILLE, GA / THOMAS CO.
38,000 SQ FT

Millpond Plantation has over 100 years of history and now available for the first time in generations. The historic main house sits on 3,267 acres and is minutes from downtown Thomasville. 7 quail courses, 2 dove fields, 85-acre lake, 14-stall horse barn, 36-run dog kennel and much more.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

43 +/- acres

\$149,900



3701 PONDER ROAD
THOMASVILLE, GA / THOMAS CO.

About 11 acres of open farming area and the other 32 acres are woodlands. Area surrounded by farming. Call Eugene for more information.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

EUGENE WITHERSPOON
229-226-3911 / eugenewjr@hotmail.com

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED
SWGAFarmCredit.com

THOMAS CO - GA

50 +/- acres

\$995,000



146 OLD US HWY
BOSTON, GA / THOMAS CO.
4 BR / 4 BA / 6,408 SQ FT

Unserwald is German for "Our Forest", minutes away from historic Thomasville. The home is newly constructed and lies amongst a forest of trees with a 3-acre lake stocked with trophy fish. The property has great deer and turkey hunting as well.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

10 +/- acres

\$345,000



3470 EGG AND BUTTER ROAD
OCHLOCKNEE, GA / THOMAS CO.
4 BR / 2 BA / 2,854 SQ FT

Plenty of room for riding. Pasture and large 6-stall barn. Country living at it's best with large home and pool. Call today to schedule an appointment to see this property before it is gone.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

SAM BRYAN
229-226-3911 / sambryan@rose.net

15 +/- acres

\$325,000



1250 CARLTON ROAD
COOLIDGE, GA / THOMAS CO.
3 BR / 2.5 BA / 1,764 SQ FT

Surrounded by gorgeous live oaks and off the beaten path. This property features a farmhouse, improved pasture that's fenced and cross fenced, 5 paddocks, and two barns with 6 horse stalls and plenty of room for tack and other supplies. Cozy two-story farmhouse.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

LESLIE BENNETT
229-233-5043 / leslie@brealthomasville.com

491 +/- acres

\$1,569,950



HWY 111
MEIGS, GA / THOMAS CO.

Tipton Farm is surrounded by large acreage properties that create a rich environment for game. Area is known for a large whitetail herd with bucks. Mixed age class planted pines range from young longleaf to more mature slash pines. About 80 acres feature well drained and productive Tifton soil.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

8 +/- acres

\$275,000



5557 GA HWY 202
THOMASVILLE, GA / THOMAS CO.
3 BR / 2 BA / 1,852 SQ FT

Brick home on property that can easily support a mini-farm or horses. The front yard and area off the back of the house are completely fenced. Property includes 4 additional storage buildings.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

PAULA BARRETT
229-226-3911 / barrettpaula1@gmail.com

35 +/- acres

\$749,000



1551 RUPP ROAD
THOMASVILLE, GA / THOMAS CO.
4 BR / 4.5 BA / 3,154 SQ FT

Gorgeous outdoors paradise! Stunning plantation home with a beautiful stocked fishing lake. Great location with easy access to U.S. Hwy 19.

WALDEN AND KIRKLAND INC.
waldenandkirkland.com

WOODY W. WATSON
229-436-8811 / woody@waldenandkirkland.com

5 +/- acres

\$995,000



7827 METCALF ROAD
THOMASVILLE, GA / THOMAS CO.
6 BR / 3.5 BA / 4,948 SQ FT

A 2-story home with classic architecture. High ceilings, wood-burning fireplace, built-in shelves and French doors that open onto a brick patio overlooking the salt-water pool. Lower wing of the house was built for an easy conversion into mother-in-law suite with kitchenette and private bath.

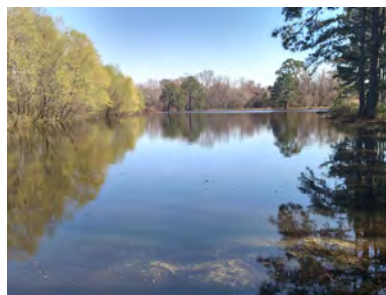
CHUBB REALTY
chubbrealty.com

HARRIS STRICKLAND
229-226-7916 / harrison1325@gmail.com

TURNER CO - GA

43 +/- acres

\$340,000



US HWY 41
SYCAMORE, GA / TURNER CO.
3 BR / 2 BA / 1,928 SQ FT

Country home with beautiful setting overlooking a fishing pond with cropland and mixed timber. Large 20x30 metal storage building with concrete floor and nice barn for tractor and implements. Owner may sell 36 acres with pond and no improvements and price accordingly.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

9 +/- acres

\$325,000



24 SMITH LANE
ASHBURN, GA / TURNER CO.
5 BR / 3.5 BA / 3,100 SQ FT

Stunning farmhouse situated on a beautiful corner lot in rural Turner County. Privacy with peaceful and quiet living. Home includes crown molding, plantation shutter blinds, recessed lighting and ceiling fans throughout.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

RUDY ALDERMAN
229-435-6204 / RudyAlderman@outlook.com

40 +/- acres

\$52,000



BRIERPATCH LANE
WAYCROSS, GA / WARE CO.

On a private road with electric at the road. Merchantable pines on half the property. Build and live or hunt the big bucks!!

AFG TRI STATE REALTY, INC
afgtristaterealty.com

TINA DONALDSON
386-623-1232 / tina@afgtristaterealty.com

UPSON CO - GA

25 +/- acres

\$119,900



APPLE ROAD
MEANSVILLE, GA / UPSON CO.

Located 45 minutes southwest of Atlanta with over 900 ft. on Five Mile Creek. Mostly wooded. Well with missing pump and septic tank on property. Old homesite would make a perfect campsite. MLS# LV139614A.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

ALANE M. RAYBURN
229-435-6204 / alanerayburn@gmail.com

WEBSTER CO - GA

2,149 +/- acres

\$2,450 per acre



US HWY 280
PLAINS, GA / WEBSTER CO.
3 BR / 2 BA / 2,225 SQ FT

This beautiful hunting plantation is a one-of-a-kind property which boasts frontage on 3 large creeks. Tremendous hunting for deer and turkey. Merchantable pine and virgin hardwood timber, great interior roads and nice house. Owner may divide acreage.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

WARE CO - GA

1,660 +/- acres

\$3,300,000



5520 LAMAR BENNETT TRAIL
NICHOLLS, GA / WARE CO.
6 BR / 3.5 BA / 7,844 SQ FT

The land has planted pines and has been used as a deer hunting lodge in the past. It has large deer with food plots and deer stands already in place. A lot of privacy.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

TINA DONALDSON
386-623-1232 / tina@afgtristaterealty.com

500 +/- acres

\$1,600,000



PRESTON, GA / WEBSTER CO.
5,000 SQ FT

Log house. Large open porch. Prime hunting and fishing property. 3 beautiful ponds. 2 miles of Kinchafoonee Creek frontage. Lanahassee Creek frontage. Enclosed shop, equipment sheds, out buildings. Mature hardwood and pine timber.

BARFIELD AUCTIONS INC
barfieldauctions.com

VINCE BARFIELD
229-679-2223 / vince@barfieldauctions.com

96 +/- acres

\$115,560



BRIERPATCH LANE
WAYCROSS, GA / WARE CO.

Large parcel of land with paved road frontage on SR 122 (Carswell Ave). Large merchantable pines on half the property.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

TINA DONALDSON
386-623-1232 / tina@afgtristaterealty.com

220 +/- acres

\$395,420



BALD HILL ROAD
WESTON, GA / WEBSTER CO.

Set up for bow hunting, property has neat camphouse with outbuildings. Over 300 mast producing trees have been planted plus a number of food plots. About half is in 3 age classes, planted pines from 2 to 8 years old. Pretty hardwoods on creek branches and hillsides with excellent hunting.

SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

CRAIG BROWN
229-432-1010 / cbrown@afieldandfarm.com

WEBSTER CO - GA

340 +/- acres

\$850,000



CARTER FARM ROAD
PRESTON, GA / WEBSTER CO.
3 BR / 2 BA

Planted pine ridges dropping into hardwood bottoms make this property a perfect timber and recreational investment. Located just west of Plains, Ga, this tract is largely covered in planted pine of diverse age classes. It features a mobile home, 2-acre pond and flowing creek.

CBC SAUNDERS REAL ESTATE
saundersrealestate.com

BRYANT PEACE
863-588-7578 / Bryant@sreland.com

152 +/- acres

\$465,000



6965 EAST CENTERPOINT ROAD
PARROTT, GA / WEBSTER CO.
2 BR / 1 BA / 1,024 SQ FT

30x40 metal building with 1/2 bath, RV shed, 50x50 machine shed. Large stocked pond. Bear Creek and Williford Branch frontage. 4' well, road and creek frontage. Growing timber. Excellent deer, turkey and fishing.

BARFIELD AUCTIONS INC
barfieldductions.com

VINCE BARFIELD
229-679-2223 / vince@barfieldductions.com

WILCOX CO - GA

50 +/- acres

\$2,295 per acre



KINGFISHER ROAD
ROCHELLE, GA / WILCOX CO.

mini-farm is complete with 2 fish ponds, 12-acre cultivated field, and a beautiful 14-acre hay field. The balance of the property is covered in natural timberland, full of merchantable pine and very nice hardwood timber. Great location with easy access to Hwy. 280 and I-75.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

Explore more of the area's best property listings online:

SEARCH BY **TYPE** & **SIZE** & **COUNTY**

SWGAFarmCredit.com

WORTH CO - GA

10 +/- acres

\$699,000



944 OLD STATE ROUTE 33
SYLVESTER, GA / WORTH CO.
5 BR / 4 BA / 5,155 SQ FT

Property features long paved driveway with beautifully manicured lawn and garden throughout the property. Enjoy the great country scenery while enjoying the marvelous pool and patio. Fantastic outbuilding on the property allows room to store all your toys and tools!

WEEKS AUCTION GROUP
weeksauctiongroup.com

TORI FULLER
229-890-2437 / Tori@BidWeeks.com

9 +/- acres

\$175,900



1224 DOE HILL ROAD
POULAN, GA / WORTH CO.
3 BR / 2 BA / 1,792 SQ FT

Manufactured home features a living room, kitchen, dining room, fireplace and nice screened back porch. All appliances remain. Awesome 3,150 sq ft galvanized metal shop built in 2007 with small kitchen and bath, 2 work areas, offices and covered shed on back. Roll-up doors. 3-bay implement shed.

COLDWELL BANKER WALDEN & KIRKLAND
waldenandkirkland.com

JANICE WESTER
229-436-8811 / janicewester@gmail.com

759 +/- acres

\$2,850,000



719 GUNSMOKE ROAD
ASHBURN, GA / WORTH CO.
4 BR / 4.5 BA / 3,100 SQ FT

Smoking Gun Plantation is a fully developed groomed commercial quail hunting plantation. Perfect for the next owner to run their own quail hunting business, or manage as a private plantation offering the best in quail, deer, turkey and bass. Includes equipment, furnishings, supplies and bird dogs!

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

MICHAEL MATRE
229-639-4973 / mike@matreforestry.com

135 +/- acres

\$351,000



ANDERSON ROAD
SYLVESTER, GA / WORTH CO.

In one of Georgia's premier deer hunting counties! Established road system. Food plots. Major creek system throughout property. Surrounded by agriculture properties. Hardwoods and pine mixed. 135 acres of hardwoods and creek bottoms ideal for whitetail turkey. Premier deer hunting.

NAI TALCOR COMMERCIAL
naitalcor.com

BRIAN PROCTOR
850-224-2300 / brian@talcor.com

HOUSTON CO - AL

46 +/- acres

\$135,440



ELM STREET
POULAN, GA / WORTH CO.

This property has a lot to offer... quality, whitetail deer, wild hogs, waterfowl, small game, all within a few hundred yards of Warrior Creek. A bow hunter's setup with not one, but two, power lines running through it. Just a 20-minute drive to I-75.

WHITETAIL PROPERTIES REAL ESTATE
whitetailproperties.com

DALE BURLEY
770-598-1768 / dale.burley@whitetailproperties.com

25 +/- acres

\$299,900



111 MCDONALD ROAD
SYLVESTER, GA / WORTH CO.
2 BR / 2 BA / 1,454 SQ FT

Quality built brick home. Fully furnished. Fully functional. Eat-in kitchen with recessed lighting, counter space, backsplash and custom cabinets. Appliances with barndoor refrigerator and freezer drawer stay with home. Surround sound, plantation blinds. 18 acres under conservation 5-1.

COLDWELL BANKER WALDEN & KIRKLAND
waldenandkirkland.com

ALICE JOLLEY
229-436-8811 / alice.jolley01@gmail.com

852 +/- acres

\$1,959,600



S. SPRINGHILL CHURCH ROAD
GORDON, AL / HOUSTON CO.
2 BR / 1 BA / 500 SQ FT

Seahoss Farm, a short 17 miles east of Dothan. Features a cabin, pole barn, three ponds, and sixteen food plots. Approximately 68% of the tract is plantable with loblolly, longleaf, and slash pines valued at over \$640k. Can be subdivided to 760 and 92 acres.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

6 +/- acres

\$47,000



2001 COOT ADAMS ROAD
ASHFORD, AL / HOUSTON CO.

Paved road frontage. US Hwy 84 East to Ashford then right on CR 55 for 4.5 miles then left on Coot Adams Road for 7 miles. Property is on the right. APN#: 38-15-08-28-0-000-003.003

NAI TALCOR COMMERCIAL
naitalcor.com

JOHN TAYLOR
334-797-9010 / jtaylor@talcorm.com

96 +/- acres

\$240,000



S. SPRINGHILL CHURCH ROAD
GORDON, AL / HOUSTON CO.

With a highly coveted location just 20 minutes east of Dothan, the Springhill Tract provides the perfect recreational getaway for the naturalist or hunter. At the same time, it offers an investor a means to acquire a valuable and tangible income-producing asset.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

GENEVA CO - AL

47 +/- acres

\$117,500



SOUTH WESTMONT STREET
GENEVA, AL / GENEVA CO.

Choctawatchee Bluff is a great place for seeking seclusion, solitude, and hunting. Ideal location for a hunt camp. Upland loblolly and natural pine. Situated 25 feet above the Choctawatchee River on a bluff.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

HENRY CO - AL

1,100 +/- acres

\$2,530,000



HWY 95
ABBEVILLE, AL / HENRY CO.

Calynn Plantation is a superb high-fenced preserve made possible by 20 years of selective harvesting, genetic improvement and habitat management. Converting to a commercial operation would be natural transition with addition of 135 acres and 4,300 sq ft "camp". Ten bedrooms sleep up to 20 people.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

MACON CO - AL

97 +/- acres

\$685,000



8215 COUNTY ROAD 79
CREEK STAND, AL / MACON CO.
4 BR / 4 BA / 5,467 SQ FT

Built with the region's finest heart pine. You'll appreciate the attention to detail in the 8 hand-carved mantels and hand hewed floor. Solid brass accessories include rim-locks, hinges and floor registers. Large modern kitchen. Come see if it's time for you to own a chapter in its history!

COLDWELL BANKER
kpdd.com

HOWARD JEFFERSON
706-256-1000 / howard.jefferson@coldwellbanker.com

GADSDEN CO - FL

350 +/- acres

\$2,750 per acre



LONNIE CLARD ROAD
GREENSBORO, FL / GADSDEN CO.

The Spooner Farm is located just 35 minutes from Tallahassee. Irrigated farmland, 7-acre fishing pond, with upland areas around the pond that would make a stunning homesite. Mature pine and natural hardwood. Amazing fishing and hunting opportunities, yet close to town.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

443 +/- acres

\$2,525,000



TALLAHASSEE, FL / GADSDEN CO.

3 BR / 2.5 BA / 2,352 SQ FT

Elkhart Ranch is a high-fenced recreational property with all the amenities, ready to enjoy and entertain. Over 200 free-ranging indigenous and exotic animals. Elk, Blackbuck antelope, Scimitar oryx, Gemsbok antelope, Nilgai and Pere David, Axis and Fallow deer, and ~100 DNA-verified white tails.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

113 +/- acres

\$316,400



DOLAN ROAD
CHATTAHOOCHEE, FL / GADSDEN CO.

This North Florida "Mountain" property has elevation, timber and game like you wouldn't believe. Check it out.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

48 +/- acres

Call for price



FL HWY 65
GREENSBORO, FL / GADSDEN CO.

The Fletcher Nursery Tract is located near Greensboro, Florida, only 35 miles from Tallahassee. There is a mixture of mature planted pines and natural hardwoods. The road system provides access to all areas of the property. Excellent hunting tract, substantial timber value in the planted pines.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

345 +/- acres

\$2,250,000



HWY 267
QUINCY, FL / GADSDEN CO.

3 BR / 2 BA / SQ FT

There is no property on the market that is like El Consuelo. Go to our website and check it out. You will not be disappointed, I promise.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

GILCHRIST CO - FL

118 +/- acres

\$383,500



NW COUNTY ROAD 138
BRANFORD, FL / GILCHRIST CO.

Terrific farming or development opportunity. MOL with 70+/- acres currently in cultivation and 18+/- acres previously cleared and farmed (but have since grown up in scrub). Majority of the property boundary is fenced and fronts paved CR-238 and government maintained graded road.

DANIEL CRAPPS AGENCY, INC.
BuyLandFL.com

TUCKER SMITH
386-755-5110 / tsmith@danielcrapps.com

HOLMES CO - FL

85 +/- acres

\$100,000



JOHN MARSH ROAD
BONIFAY, FL / HOLMES CO.

Very reasonably priced tract. Good hunting land with frontage on three dirt roads. According to the USDA soil mapping, 73% of the property is high and dry. From 177A turn west on John Marsh Rd., go .9 mile. Property is on the south side of John Marsh Rd.

NAI TALCOR COMMERCIAL
naitalcor.com

JOHN TAYLOR
334-797-9010 / jtaylor@talcor.com

234 +/- acres

\$573,300



HWY 2A
WESTVILLE, FL / HOLMES CO.

The Lanum Tract is a great hunting property with a good timber investment for cash flow. It's ideal for recreation and would make a great place for a primary residence.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

JACKSON CO - FL

173 +/- acres

\$432,500



LAWRENCE ROAD
MARIANNA, FL / JACKSON CO.

Lawrence Road Tract represents an outstanding timberland / recreational investment. The 18 year-old loblolly pines can provide immediate cash flows and an exceedingly high 94% of the property is plantable. This ratio plays a large part in an investor being able to generate solid economic returns.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

JEFFERSON CO - FL

1,420 +/- acres

\$2,500,000



WALKER SPRINGS ROAD
LAMONT, FL / JEFFERSON CO.
2,021 SQ FT

Seaboard Timberlands is a secluded tract, with Avalon Plantation and Aucilla Game Preserve as neighbors. Main house, mother-in-law suite, creeks, hardwoods, natural and planted pines. Great hunting property. Seller is motivated and willing to divide into smaller tracts.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

144 +/- acres

\$360,360



WILD TURKEY RUN ROAD
LLOYD, FL / JEFFERSON CO.

The name says it all. Gobblers galore, mature planted pines, creek and hardwoods. This has it all and is in a fabulous location.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

LAFAYETTE CO - FL

211 +/- acres

\$1,795,000



4162 NORTHWEST DESTIN ROAD
MAYO, FL / LAFAYETTE CO.
3 BR / 2 BA

Packing house is 11,800 sq ft under roof, 6,250 enclosed, Artic Rain hydro cooler, 3,000 sq ft cold box with 45-ton cooling capacity, cucumber packing line, 207-acre farmland divided into 3 parcels, not contiguous, close by. All have good water supply by wells, diesel power units and pivots.

FLORIDA INLAND REALTY, INC.
FloridaInlandRealty.com

RALPH MARK CREWS
863-634-3257 / Mark@FloridaInlandRealty.com

LEON CO - FL

2,410 +/- acres

\$15,500,000



RED HILLS
TALLAHASSEE, FL / LEON CO.
2 BR / 2.5 BA / 3,600 SQ FT

Valhalla, originally part of Chemonie, is a Red Hills wild quail plantation and has a valuable Leon County, FL address. Featuring a 40-acre lake, lodge, guest houses, state-of-the-art equestrian facilities, dog kennels and more! Offered turn-key with equipment and furnishings.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

432 +/- acres

\$4,950,000



PROCTOR ROAD
TALLAHASSEE, FL / LEON CO.

Hunter Lake is on the Florida side of the Red Hills plantation belt, featuring a 56-acre lake and bordered by a 12,000-acre plantation. Poised as the next development in NE Leon County, remain a legacy plantation, or harvest the locational value with a conservation easement or a combination.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

MADISON CO - FL

155 +/- acres

\$999,999



MADISON, FL / MADISON CO.
3 BR / 7,000 SQ FT

Jemia Ranch is a beautiful property, idyllic FL ranch, and great recreation. Five stocked ponds, a spring, 7,000 sq ft main house, guest house, smokehouse, summer kitchen, horse barn, rifle range, fenced for cattle, a greenhouse, fenced gardens, irrigated fruit trees, chicken hut and more.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

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SWGAFarmCredit.com

MADISON CO - FL

310+/- acres

\$1,023,000



NE ROCKY FORD ROAD
MADISON, FL / MADISON CO.
2 BR / 2 BA

Rocky Ford Plantation is a beautiful property close to town, but with a feeling of seclusion. Rolling hills, majestic live oaks, and open pine vistas give it that plantation feel typically found on a much larger property. Significant timber component to the property.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238 / carol@southernforestryrealty.com

801+/- acres

\$2,995 per acre



BELLVILLE ROAD
PINETTA, FL / MADISON CO.

Roseapple Hill has strong diversity with over 460 acres of mixed-age stands of pines. There is a large natural cypress lake and additional ponds throughout for fishing. Incredible hunting with established food plots for trophy whitetail deer and great duck, turkey and quail hunting.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.com

1,331 +/- acres

\$1,649,109



MADISON
TALLAHASSEE, FL / MADISON CO.

Tupelo Hammock is an intensively managed deer and turkey habitat, 125 +/- acres under high-fence with enhanced genetics. Located in the Red Hills of north Florida, in a very private neighborhood surrounded by large landowners and a culture of people who appreciate intense wildlife management.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

TAYLOR CO - FL

38 +/- acres

\$45,864



MAX ROAD
PERRY, FL / TAYLOR CO.

In the middle of 450,000 acres of timber lands and private land owners. Loaded with deer, turkey and hogs.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

TINA DONALDSON
386-623-1232 / tina@afgtristaterealty.com

40 +/- acres

\$36,000



SMITH ROAD
PERRY, FL / TAYLOR CO.

15 miles into the woods. No electric but lots of privacy loaded with deer turkey and hogs!!

AFG TRI STATE REALTY, INC
afgtristaterealty.com

TINA DONALDSON
386-623-1232 / tina@afgtristaterealty.com

WALTON CO - FL

3,535 +/- acres

\$10,587,325



HWY 181
DEFUNIAK SPRINGS, FL / WALTON CO.
5 BR / 3 BA / 3,500 SQ FT

Natural Bridge Plantation contains beautiful stands of natural timber, a 23-acre lake, 4 ponds, 3 miles of Natural Bridge Creek frontage, and valuable improvements. Subdividable.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

80 +/- acres

\$127,600



OTTER POND ROAD
DARLINGTON, FL / WALTON CO.

For an investor, small scale farmer, hunter, or person seeking a rural homesite, Otter Pond will hold considerable appeal. Reduced to only \$1,595 per acre, this is an excellent value. 85% of the tract is plantable, most of which is in longleaf pines that were established in 2011.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

WASHINGTON CO - FL

1,165 +/- acres

\$3,489,175



HAMMACK ROAD
VERNON, FL / WASHINGTON CO.

Holmes Creek Plantation features recreational opportunities, valuable timber, high level of management and water access. Hunting rights to 695 WMA acres, fishing / boating in Holmes Creek, designated canoe trail. Less than 30 miles to I-10, airport and St. Joe's 75k-acre West Bay development.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com



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